

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 13/130 Wellington Road, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000 & \$506,000

Median sale price

Median price \$1,231,944 House Unit Suburb Clayton

Period - From 01/07/2017 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6/1796 Dandenong Rd CLAYTON 3168	\$475,000	22/08/2017
2	G03/2 Murray St CLAYTON 3168	\$465,000	11/05/2017
3	2-8 Murray St CLAYTON 3168	\$465,000	11/05/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$460,000 - \$506,000
Median House Price
September quarter 2017: \$1,231,944

Comparable Properties

6/1796 Dandenong Rd CLAYTON 3168 (VG)

Agent Comments



Price: \$475,000
Method: Sale
Date: 22/08/2017
Rooms: -
Property Type: Strata Unit/Flat

G03/2 Murray St CLAYTON 3168 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 11/05/2017
Rooms: -
Property Type: Strata Unit/Flat



2-8 Murray St CLAYTON 3168 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 11/05/2017
Rooms: -
Property Type: Apartment