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	

Indicative selling price

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

Range between	\$700,000	&	\$750,000

Median sale price

Median price	\$653,000	Hou	ISC	Unit	х	Suburb	Clayton South
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

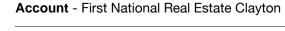
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	8/3 Springs Rd CLAYTON SOUTH 3169	\$727,500	03/04/2017
2	1/1 Hadkinson St CLAYTON SOUTH 3169	\$700,000	16/05/2017
3	30a Knight St CLAYTON SOUTH 3169	\$686,000	08/03/2017

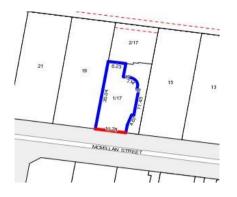
OR

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.





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Indicative Selling Price \$700,000 - \$750,000 Median Unit Price June quarter 2017: \$653,000

Comparable Properties

8/3 Springs Rd CLAYTON SOUTH 3169 (VG)

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Price: \$727,500 Method: Sale Date: 03/04/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/1 Hadkinson St CLAYTON SOUTH 3169 (REI) Agent Comments

├─| 3 **├**─| 2 **┌**☐|

Price: \$700,000 Method: Sold Before Auction

Date: 16/05/2017 **Rooms:** 5

Property Type: Unit



30a Knight St CLAYTON SOUTH 3169 (REI/VG) Agent Comments

=|3 **=**|1 **=**|

Price: \$686,000 Method: Private Sale Date: 08/03/2017 Rooms: -

Property Type: Unit

Land Size: 572 sqm approx

Account - First National Real Estate Clayton





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