

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

1/17 Mcmillan Street, Clayton South Vic 3169

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

House

Unit

X

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.

	Address 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.~~

1/17 Mcmillan Street, Clayton South Vic 3169

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Rooms:
Property Type:
Agent Comments

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) **Agent Comments**



Price: \$727,500
Method: Sale
Date: 03/04/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



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



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**



Price: \$686,000
Method: Private Sale
Date: 08/03/2017
Rooms: -
Property Type: Unit
Land Size: 572 sqm approx