

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 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 &

Median sale price

Median price Unit Suburb
 Period - From to Source

Comparable property sales

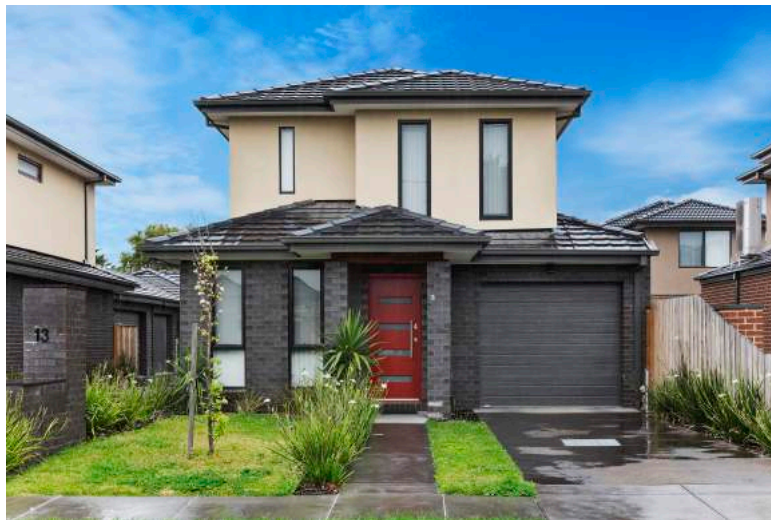
A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2/15 Third Street, Clayton South	\$805,000	28/08/2017
1/27 Third Street, Clayton South	\$800,000	26/03/2017
2/15-17 Springs Road, Clayton South	\$771,000	04/03/2017

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Property offered for sale

Address
Including suburb and
postcode

4/13 Moore Avenue, Clayton South

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$653,000

Unit X

Suburb Clayton South

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

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
1/24 Byron Street, Clayton South	\$825,000	22/08/2017
1/20 Burns Avenue, Clayton South	\$820,000	17/05/2017
2/15 Third Street, Clayton South	\$805,000	28/08/2017