

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

1/41 Alice Street, Clayton Vic 3168

Indicative selling price

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

Single price \$688,000

Median sale price

Median price \$725,000

House

Unit

X

Suburb Clayton

Period - From 01/10/2017

to

31/12/2017

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	1/35 Jaguar Dr CLAYTON 3168	\$736,000	25/11/2017
2	3/2 Colin Rd CLAYTON 3168	\$712,000	20/12/2017
3	24 Clarinda Rd CLARINDA 3169	\$682,000	07/10/2017

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.

1/41 Alice Street, Clayton Vic 3168

Noel Jones

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Indicative Selling Price

\$688,000

Median Unit Price

December quarter 2017: \$725,000



 3  2  2
Secure OSP

Rooms:

Property Type: Unit

Land Size: 250 sqm approx

Agent Comments

Comparable Properties



1/35 Jaguar Dr CLAYTON 3168 (REI)

Agent Comments

 3  1  2

Price: \$736,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 5

Property Type: Unit



3/2 Colin Rd CLAYTON 3168 (REI)

Agent Comments

 3  2  1

Price: \$712,000

Method: Private Sale

Date: 20/12/2017

Rooms: 5

Property Type: Townhouse (Single)



24 Clarinda Rd CLARINDA 3169 (REI)

Agent Comments

 3  2  2

Price: \$682,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: Unit

Land Size: 290 sqm approx