

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

66 Marshall Avenue, Clayton Vic 3168

Indicative selling price

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

Range between \$1,850,000 & \$2,035,000

Median sale price

Median price \$1,229,000 Property Type House Suburb Clayton

Period - From 01/10/2023 to 30/09/2024 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	49 Beddoe Av CLAYTON 3168	\$1,908,500	09/11/2024
2			
3			

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.~~

This Statement of Information was prepared on: 14/11/2024 19:17



6 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

Year ending September 2024: \$1,229,000

Comparable Properties



49 Beddoe Av CLAYTON 3168 (REI)

Agent Comments

8 6 4

Price: \$1,908,500

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 740 sqm approx

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.