

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

4B Thompson St, Clayton Vic 3168

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$690,000

House

Unit

X

Suburb

Clayton

Period - From

01/10/2017

to

30/09/2018

Source

REIV

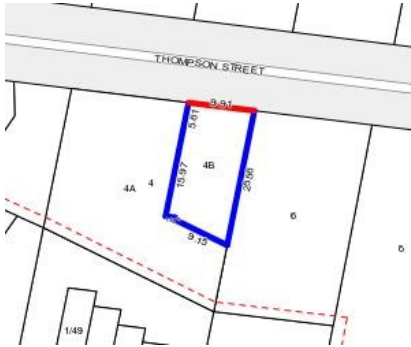
Comparable property sales (*Delete A or B below as applicable)

- 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	5/34-36 Eva St CLAYTON 3168	\$850,000	27/10/2018
2	1/9 Berkeley St HUNTINGDALE 3166	\$820,000	11/08/2018
3	2/36 Panorama St CLAYTON 3168	\$795,000	15/09/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
Year ending September 2018: \$690,000

Comparable Properties



5/34-36 Eva St CLAYTON 3168 (REI)

Agent Comments

 3  2  2

Price: \$850,000
Method: Auction Sale
Date: 27/10/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 281 sqm approx



1/9 Berkeley St HUNTINGDALE 3166 (REI/VG)

Agent Comments

 3  1  2

Price: \$820,000
Method: Auction Sale
Date: 11/08/2018
Rooms: 4
Property Type: Unit
Land Size: 362 sqm approx



2/36 Panorama St CLAYTON 3168 (REI/VG)

Agent Comments

 3  2  2

Price: \$795,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 174 sqm approx