

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	28 Clarevale Street, Clayton South Vic 3169
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Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price	\$771,000	House	X	Suburb	Clayton South
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
62 Main Rd CLAYTON SOUTH 3169	\$880,000	13/02/2017
31 Warraween Rd CLAYTON SOUTH 3169	\$851,500	03/12/2016
103 Springs Rd CLAYTON SOUTH 3169	\$850,000	18/02/2017