

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

2/3 Luke Street, Clayton, VIC 3168

### Indicative selling price

Single Price or Range between

\$740,000 - \$780,000

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price

\$600,000

Property Type

Unit

Suburb

CLAYTON

Period From

25/05/2019

Period To

25/11/2019

Source

Core Logic

### Comparable property sales

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



**2B FRANCIS STREET  
CLAYTON**

3 2 1

Price \$787,000

Date of Sale 26/10/2019

Land 168 sqm



**6/54-56 ALICE STREET  
CLAYTON**

3 2 2

Price \$768,000

Date of Sale 12/10/2019

Land 189 sqm



**1/46 JAGUAR DRIVE  
CLAYTON**

3 1 1

Price \$710,000

Date of Sale 04/09/2019

Land 344 sqm