## 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

27 Colonel Street Clayton VIC 3168

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$980,000	&	\$1,050,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,196,750	Prop	erty type House		Suburb	Clayton	
Period-from	01 Dec 2019	to	30 Nov 2	2020	Source		Corelogic

#### 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 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
24 Thompson Street Clayton VIC 3168	\$1,050,000	22-Jun-20
79 Carinish Road Clayton VIC 3168	\$1,016,000	04-Aug-20
61 Eva Street Clayton VIC 3168	\$1,066,000	21-Nov-20

#### 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 6 months.

This Statement of Information was prepared on: 18 December 2020





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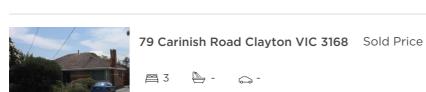
24 Thompson Street Clayton VIC 3168

Sold Price

RS \$1,050,000 Sold Date 22-Jun-20

Distance

0.12km



□ 3

\$1,016,000 Sold Date 04-Aug-20

Distance

0.21km



61 Eva Street Clayton VIC 3168

Sold Price

RS \$1,066,000 Sold Date 21-Nov-20

Distance

0.74km

**=** 3

**=** 3

**RS** = Recent sale

UN = Undisclosed Sale

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