

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

2/25 Eva 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

\$920,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2020

to

31 Jan 2021

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

7A McBean Street Clayton VIC 3168	\$965,000	05-Feb-21
2/40 Thompson Street Clayton VIC 3168	\$930,000	07-Sep-20
1/38 Manoon Road Clayton South VIC 3169	\$936,000	19-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.~~

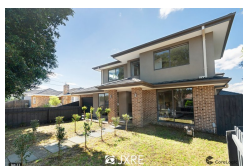
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7A McBean Street Clayton VIC 3168 Sold Price ^{RS} **\$965,000** Sold Date **05-Feb-21**

4 2 1

Distance **0.36km**



2/40 Thompson Street Clayton VIC 3168 Sold Price **\$930,000** Sold Date **07-Sep-20**

4 2 2

Distance **0.54km**



1/38 Manoon Road Clayton South VIC 3169 Sold Price ^{RS} **\$936,000** Sold Date **19-Nov-20**

3 2 2

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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