

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

4/1 Yarram Crescent Clayton, 3168

Indicative selling price

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

Single price \$649,000.00

Median sale price

Median price \$501,000.00 Property Type UNIT Suburb CLAYTON

Period - From 01-Mar-2018 to 01-Mar-2019 Source REA

Comparable property sales

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	2/5 Rose Street, Clayton	\$595,000.00	27-Oct-2018
2	2/68 Kanooka Grove, Clayton	\$665,000.00	18-Feb-2019
3	2/5 Thompson Street, Clayton	\$630,000.00	05-Sep-2018

This statement of information was prepared on 10-Jul-2020 at 11:09:18 AM EST