#### 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

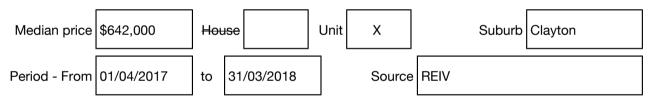
s |2/25 Banksia Street, Clayton Vic 3168 d e

#### Indicative selling price

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

Range between	\$560,000	&	\$600,000	
				1

#### Median sale price



#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/1778 Dandenong Rd CLAYTON 3168	\$660,000	20/12/2017
2	2/15 Burton Av CLAYTON 3168	\$640,000	19/01/2018
3	4/30 Madeleine Rd CLAYTON 3168	\$595,000	10/11/2017

#### 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 six months.

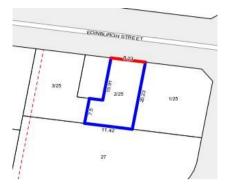
#### Account - hockingstuart | P: 03 9894 8788 | F: 03 9878 9700

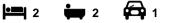
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

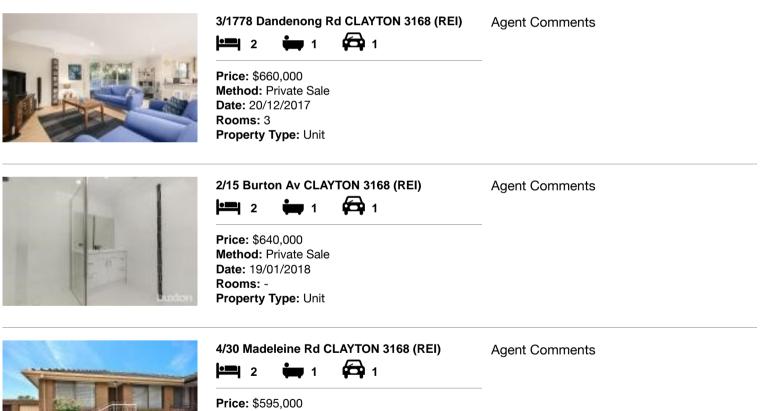
## hockingstuart





Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$560,000 - \$600,000 Median Unit Price Year ending March 2018: \$642,000

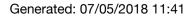
### **Comparable Properties**



Price: \$595,000 Method: Private Sale Date: 10/11/2017 Rooms: 3 Property Type: Unit Land Size: 130 sqm approx

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propertydata



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