

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

2/80 View 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2019

to

29 Feb 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

1/82 Margaret Street Clayton VIC 3168	\$1,080,000	22-Dec-19
1/40 Harlington Street Clayton VIC 3168	\$988,000	21-Dec-19
1/40 Jaguar Drive Clayton VIC 3168	\$950,000	19-Oct-19

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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1/82 Margaret Street Clayton VIC 3168

Sold Price

\$1,080,000

Sold Date

22-Dec-19

 5  3  2

Distance

1.2km



1/40 Harlington Street Clayton VIC 3168

Sold Price

\$988,000

Sold Date

21-Dec-19

 4  -  -

Distance

0.31km



1/40 Jaguar Drive Clayton VIC 3168

Sold Price

\$950,000

Sold Date

19-Oct-19

 4  3  2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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