

# 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

414 Clayton Road, Clayton South Vic 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

### Median sale price

Median price \$820,000 Property Type House Suburb Clayton South

Period - From 01/01/2020 to 31/12/2020 Source REIV

### 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.

	Address of comparable property	Price	Date of sale
1	8 Tatiara Av CLARINDA 3169	\$850,000	01/10/2020
2	58 Sylvander St CLAYTON SOUTH 3169	\$820,000	29/12/2020
3	49 Jacobs Dr CLARINDA 3169	\$800,000	21/10/2020

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.~~

This Statement of Information was prepared on:

10/02/2021 09:44



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median House Price**  
Year ending December 2020: \$820,000

## Comparable Properties



**8 Tatiara Av CLARINDA 3169 (VG)**

Agent Comments



**Price:** \$850,000  
**Method:** Sale  
**Date:** 01/10/2020  
**Property Type:** House (Res)  
**Land Size:** 531 sqm approx



**58 Sylvander St CLAYTON SOUTH 3169 (REI)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 29/12/2020  
**Property Type:** House  
**Land Size:** 534 sqm approx

**49 Jacobs Dr CLARINDA 3169 (VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Sale  
**Date:** 21/10/2020  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx