## 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$820,000	Pro	operty Type	Hou	ISE		Suburb	Clayton South
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ade	dress 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



### 414 Clayton Road, Clayton South Vic 3169

# Thomson:





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)



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



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

Account - Thomson | P: 03 95098244 | F: 95009693



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.