

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

1/73 Jaguar Drive 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,064,444

Property type

House

Suburb

Clayton

Period-from

01 Dec 2018

to

30 Nov 2019

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

1/46 Jaguar Drive Clayton VIC 3168	\$710,000	04-Sep-19
1/22 Hourigan Avenue Clayton VIC 3168	\$680,000	29-Jun-19
2/16 Flora Road Clayton VIC 3168	\$685,000	16-Jun-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.~~

This Statement of Information was prepared on: 13 December 2019



1/46 Jaguar Drive Clayton VIC 3168 Sold Price ^{RS} **\$710,000** Sold Date **04-Sep-19**

3 1 1

Distance **0.3km**



1/22 Hourigan Avenue Clayton VIC 3168 Sold Price **\$680,000** Sold Date **29-Jun-19**

2 1 2

Distance **1.39km**



2/16 Flora Road Clayton VIC 3168 Sold Price **\$685,000** Sold Date **16-Jun-19**

3 1 2

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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