

-GR8 **EST8** **A G E N T S**

STATEMENT OF INFORMATION

4/191 CARINISH ROAD, CLAYTON, VIC 3168

PREPARED BY GR8 EST8 AGENTS, EMAIL: LIRON@GR8EST8AGENTS.COM.AU

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/191 CARINISH ROAD, CLAYTON, VIC

2 1 2

Indicative Selling Price

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

Single Price: \$549,500

MEDIAN SALE PRICE



CLAYTON, VIC, 3168

Suburb Median Sale Price (Unit)

\$565,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/45 BEVAN AVE, CLAYTON SOUTH, VIC 3169

2 1 1

Sale Price

***\$550,000**

Sale Date: 20/03/2018

Distance from Property: 1.1km



1/45 BEVAN AVE, CLAYTON SOUTH, VIC 3169

2 1 1

Sale Price

***\$505,000**

Sale Date: 17/03/2018

Distance from Property: 1.1km



3/49 CARINISH RD, CLAYTON, VIC 3168

2 1 1

Sale Price

***\$532,500**

Sale Date: 20/03/2018

Distance from Property: 1.3km



This report has been compiled on 11/05/2018 by Gr8 Est8 Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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3/104 SPRINGS RD, CLARINDA, VIC 3169

 **2**  **1**  **1**

Sale Price

***\$515,000**

Sale Date: 26/04/2018

Distance from Property: 1.9km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/191 CARINISH ROAD, CLAYTON, VIC 3168

Indicative selling price

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

Single Price:

\$549,500

Median sale price

Median price

\$565,000

House

Unit

X


Suburb

CLAYTON

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
2/45 BEVAN AVE, CLAYTON SOUTH, VIC 3169	*\$550,000	20/03/2018
1/45 BEVAN AVE, CLAYTON SOUTH, VIC 3169	*\$505,000	17/03/2018
3/49 CARINISH RD, CLAYTON, VIC 3168	*\$532,500	20/03/2018
3/104 SPRINGS RD, CLARINDA, VIC 3169	*\$515,000	26/04/2018