

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

1/40 Jaguar Drive, Clayton Vic 3168

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$616,000

Property Type Unit

Suburb Clayton

Period - From 01/07/2018

to 30/06/2019

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	25b McMillan St CLAYTON SOUTH 3169	\$871,000	07/09/2019
2	1/39 Wordsworth Av CLAYTON SOUTH 3169	\$808,000	07/09/2019
3	1/30 First St CLAYTON SOUTH 3169	\$768,000	17/08/2019

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:

28/09/2019 08:08



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending June 2019: \$616,000

Comparable Properties



25b McMillan St CLAYTON SOUTH 3169 (REI) **Agent Comments**



Price: \$871,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)

Land Size: 362 sqm approx



1/39 Wordsworth Av CLAYTON SOUTH 3169 (REI) **Agent Comments**



Price: \$808,000

Method: Private Sale

Date: 07/09/2019

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 209 sqm approx



1/30 First St CLAYTON SOUTH 3169 (REI) **Agent Comments**



Price: \$768,000

Method: Auction Sale

Date: 17/08/2019

Property Type: Townhouse (Res)