

## 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

1/32 Eva Street Clayton VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 1/2 Faulkner Street Clayton VIC 3168  | \$1,040,000 | 12-Oct-19 |
| 1/54 Eva Street Clayton VIC 3168      | \$966,000   | 08-Jul-19 |
| 49 Harlington Street Clayton VIC 3168 | \$911,000   | 22-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.~~

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**1/2 Faulkner Street Clayton VIC 3168**

 3  2  1

Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **12-Oct-19**

Distance **0.14km**



**1/54 Eva Street Clayton VIC 3168**

 4  2  -

Sold Price **\$966,000** Sold Date **08-Jul-19**

Distance **0.21km**



**49 Harlington Street Clayton VIC 3168**

 5  3  1

Sold Price **\$911,000** Sold Date **22-Jun-19**

Distance **0.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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