

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 21 Thompson Street, Clayton, VIC 3168

Indicative selling price

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

Single price or range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,150,000 Property type House Suburb CLAYTON

Period - From 19/09/2021 to 19/09/2022 Source core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	12 Auguste Avenue Clayton Vic 3168	\$1,403,000	2022-08-27
2	22 Belmont Avenue Clayton Vic 3168	\$1,350,000	2022-06-18
3	41 Cambro Street Clayton Vic 3168	\$1,447,500	2022-07-15

This Statement of Information was prepared on: 19/09/2022

