

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

1/481 Clayton Road, Clayton South Vic 3169

Indicative selling price

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

Range between

\$870,000

&

\$910,000

Median sale price

Median price

\$979,000

Property Type

House

Suburb

Clayton South

Period - From

01/04/2021

to

30/06/2021

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	12 Brentwood Cl CLAYTON SOUTH 3169	\$999,998	16/05/2021
2	36 Fairbank Rd CLAYTON SOUTH 3169	\$900,000	19/06/2021
3	2/38 Arunta Cr CLARINDA 3169	\$875,000	03/06/2021

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:

09/09/2021 14:07

1/481 Clayton Road, Clayton South Vic 3169

Alaine Fourie

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Indicative Selling Price

\$870,000 - \$910,000

Median House Price

June quarter 2021: \$979,000



 3  1  2

Property Type: House

Land Size: 582 sqm approx

Agent Comments

Comparable Properties

12 Brentwood Ct CLAYTON SOUTH 3169 (VG) **Agent Comments**

 3  -  -

Price: \$999,998

Method: Sale

Date: 16/05/2021

Property Type: House (Res)

Land Size: 584 sqm approx



36 Fairbank Rd CLAYTON SOUTH 3169 (REI) **Agent Comments**

 3  1  4

Price: \$900,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)



2/38 Arunta Cr CLARINDA 3169 (REI/VG) **Agent Comments**

 3  2  1

Price: \$875,000

Method: Sold Before Auction

Date: 03/06/2021

Property Type: Unit

Land Size: 203 sqm approx

Account - Area Specialist Mount Waverley



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