

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 28 Mcmillan Street, Clayton South Vic 3169

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$817,500 House X Unit Suburb Clayton South

Period - From 01/04/2018 to 31/03/2019 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	11 Newport Rd CLAYTON SOUTH 3169	\$810,000	16/02/2019
2	16 Merlyn Av CLAYTON SOUTH 3169	\$775,000	27/06/2019
3	1434 Centre Rd CLAYTON SOUTH 3169	\$760,000	31/05/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending March 2019: \$817,500

Comparable Properties



11 Newport Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$810,000
Method: Auction Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 713 sqm approx



16 Merlyn Av CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 27/06/2019
Rooms: 4
Property Type: House
Land Size: 582 sqm approx



1434 Centre Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 31/05/2019
Rooms: 4
Property Type: House