

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 Featherwood Street, Clayton South Vic 3169

Indicative selling price

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

Range between

\$680,000

&

\$730,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Clayton South

Period - From

13/11/2018

to

12/11/2019

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	2b Francis St CLAYTON 3168	\$787,000	26/10/2019
2	26 Botanic Dr CLAYTON SOUTH 3169	\$741,000	21/09/2019
3	33 Burns Av CLAYTON SOUTH 3169	\$660,000	28/09/2019

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:

13/11/2019 14:20