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

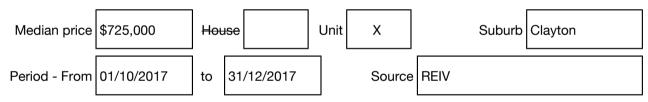
s 5/24 Wright Street, Clayton Vic 3168 d e

Indicative selling price

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

Range between	\$360,000	&	\$390,000

Median sale price



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	1/66 Greville St HUNTINGDALE 3166	\$478,000	09/12/2017
2	9/10 Arnott St CLAYTON 3168	\$410,000	13/02/2018
3	107/3-7 Dixon St CLAYTON 3168	\$375,531	12/04/2018

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.

Account - Woodards | P: 9568 1188 | F: 9568 3036

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$360,000 - \$390,000 Median Unit Price December quarter 2017: \$725,000

Comparable Properties



Method: Auction Sale Date: 09/12/2017 Rooms: -Property Type: Apartment

9/10 Arnott St CLAYTON 3168 (REI)

2

2

Price: \$478,000

1/66 Greville St HUNTINGDALE 3166 (REI/VG)

6 1

6 1

Agent Comments

Agent Comments



Price: \$410,000 Method: Private Sale Date: 13/02/2018 Rooms: -Property Type: Apartment



107/3-7 Dixon St CLAYTON 3168 (REI)



Agent Comments



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