

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

5/24 Wright Street, Clayton Vic 3168

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000

&

\$390,000

Median sale price

Median price \$725,000

House

Unit

X

Suburb Clayton

Period - From 01/10/2017

to

31/12/2017

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	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.



 2  1  1

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



1/66 Greville St HUNTINGDALE 3166 (REI/VG) **Agent Comments**

 2  1  1

Price: \$478,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: Apartment



9/10 Arnott St CLAYTON 3168 (REI)

Agent Comments

 2  1  1

Price: \$410,000

Method: Private Sale

Date: 13/02/2018

Rooms: -

Property Type: Apartment



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

Agent Comments

 2  1  1

Price: \$375,531

Method: Private Sale

Date: 12/04/2018

Rooms: 3

Property Type: Apartment