

## 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

10 Carlson Avenue, Clayton Vic 3168

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&amp;

\$1,300,000

**Median sale price**

Median price \$1,262,500

House

X

Unit

Suburb Clayton

Period - From 01/01/2018

to

31/03/2018

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 Glenbrook Av CLAYTON 3168	\$1,445,000	25/11/2017
2	16 Evelyn St CLAYTON 3168	\$1,250,000	20/02/2018
3	33 Calista Av OAKLEIGH EAST 3166	\$1,238,000	16/12/2017

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**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 March quarter 2018: \$1,262,500

## Comparable Properties

### 1 Glenbrook Av CLAYTON 3168 (REI)

Agent Comments



**Price:** \$1,445,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** -  
**Property Type:** House



### 16 Evelyn St CLAYTON 3168 (REI)

Agent Comments



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 20/02/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 700 sqm approx



### 33 Calista Av OAKLEIGH EAST 3166 (REI)

Agent Comments



**Price:** \$1,238,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)