

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	10 Carlson Avenue, Clayton Vic 3168
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,262,500	Hou	ise X	Unit		Suburb	Clayton
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

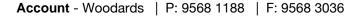
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)

-4

2



6 2

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

Property Type: House

Agent Comments



16 Evelyn St CLAYTON 3168 (REI)

-3





6

Price: \$1,250,000 Method: Private Sale Date: 20/02/2018 Rooms: 4

Property Type: House Land Size: 700 sqm approx **Agent Comments**



33 Calista Av OAKLEIGH EAST 3166 (REI)

=3



6

Price: \$1,238,000 Method: Auction Sale Date: 16/12/2017

Rooms: 4

Property Type: House (Res)

Agent Comments

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





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