

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

40 Browns Road, Clayton Vic 3168

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,247,500

House

X

Unit

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	4 Simon St CLAYTON SOUTH 3169	\$1,026,000	09/12/2017
2	17 Simon St CLAYTON SOUTH 3169	\$955,000	07/10/2017
3	12 Browns Ct CLAYTON 3168	\$932,000	12/10/2017

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.

40 Browns Road, Clayton Vic 3168



2 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 528 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2017: \$1,247,500

Comparable Properties



4 Simon St CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 1

Price: \$1,026,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 569 sqm approx



17 Simon St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 1 1

Price: \$955,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 590 sqm approx



12 Browns Ct CLAYTON 3168 (REI/VG)

Agent Comments

4 2 2

Price: \$932,000

Method: Private Sale

Date: 12/10/2017

Rooms: 7

Property Type: House

Land Size: 388 sqm approx