

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	20A Bond Street, Clayton South, VIC 3169
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Indicative selling price

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

Price Range	\$880,000	&	\$950,000
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Median sale price

Median price	\$3,685,000	Property Type	House	Suburb	Clayton South (3169)
Period - From	01/01/2021	to	31/12/2021	Source	pricefinder

Comparable property sales

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
2/8 KALLAY STREET, CLAYTON SOUTH VIC 3169	\$950,000	16/10/2021
1/39 MANOON ROAD, CLAYTON SOUTH VIC 3169	\$960,000	13/11/2021
4 PENN STREET, CLAYTON VIC 3168	\$945,000	03/02/2022

This Statement of Information was prepared on: 17/03/2022