

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

29 Madeleine Road, Clayton Vic 3168

Indicative selling price

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

Range between \$1,350,000

&

\$1,390,000

Median sale price

Median price \$1,220,000

Property Type House

Suburb Clayton

Period - From 17/12/2018

to 16/12/2019

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	87 Madeleine Rd CLAYTON 3168	\$1,462,000	09/11/2019
2			
3			

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.~~

This Statement of Information was prepared on:

17/12/2019 15:55

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Indicative Selling Price

\$1,350,000 - \$1,390,000

Median House Price

17/12/2018 - 16/12/2019: \$1,220,000



Property Type: HOUSE

Land Size: 914 sqm approx

Agent Comments

Comparable Properties

87 Madeleine Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$1,462,000

Method: Auction Sale

Date: 09/11/2019

Property Type: House

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.