

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

1/22 Thompson Street Clayton VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

2/5 Madeleine Road Clayton VIC 3168	\$975,000	22-May-21
2/7 Prince Street Clayton VIC 3168	\$995,000	22-May-21
2/71 Kionga Street Clayton VIC 3168	\$1,018,888	17-Aug-21

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 6 months.~~

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John Mu

M 0433768151

E johnmu@jxre.com.au



2/5 Madeleine Road Clayton VIC 3168

Sold Price

\$975,000

Sold Date

22-May-21

3 3 1

Distance

0.58km



2/7 Prince Street Clayton VIC 3168

Sold Price

\$995,000

Sold Date

22-May-21

5 3 2

Distance

0.7km



2/71 Kionga Street Clayton VIC 3168

Sold Price

^{RS} **\$1,018,888**

Sold Date

17-Aug-21

5 4 2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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