

# 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

12 Laura Street, Clayton South Vic 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,000,000

### Median sale price

Median price \$1,000,500 Property Type House Suburb Clayton South

Period - From 01/01/2024 to 31/12/2024 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	6 Wandoo Av CLARINDA 3169	\$1,050,000	15/02/2025
2	1 Linda St CLAYTON SOUTH 3169	\$1,106,000	14/12/2024
3	61 Carinish Rd CLAYTON 3168	\$1,060,000	22/11/2024

**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:

19/02/2025 11:50

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**Indicative Selling Price**

\$950,000 - \$1,000,000

**Median House Price**

Year ending December 2024: \$1,000,500



2 2 1

**Property Type:** HOUSE

**Land Size:** 726 sqm approx

Agent Comments

## Comparable Properties

6 Wandoo Av CLARINDA 3169 (REI)

Agent Comments

3 1 2

**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 15/02/2025

**Property Type:** House (Res)

1 Linda St CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 1

**Price:** \$1,106,000

**Method:** Auction Sale

**Date:** 14/12/2024

**Property Type:** House (Res)



61 Carinish Rd CLAYTON 3168 (REI/VG)

Agent Comments

3 1 2

**Price:** \$1,060,000

**Method:** Sold Before Auction

**Date:** 22/11/2024

**Property Type:** House (Res)

**Land Size:** 682 sqm approx

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