

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 6/30-32 Thompson Street, Clayton Vic 3168

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$871,000 Property Type Townhouse Suburb Clayton

Period - From 28/02/2024 to 27/02/2025 Source Property Data

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	4/5 Yarram Cr CLAYTON 3168	\$940,000	21/12/2024
2	1/18 Colonel St CLAYTON 3168	\$925,000	01/12/2024
3	16 Main Rd CLAYTON SOUTH 3169	\$935,000	05/10/2024

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: 28/02/2025 13:32



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Townhouse Price
28/02/2024 - 27/02/2025: \$871,000

Comparable Properties

4/5 Yarram Cr CLAYTON 3168 (VG)

Agent Comments



Price: \$940,000
Method: Sale
Date: 21/12/2024
Property Type: Flat/Unit/Apartment (Res)



1/18 Colonel St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 01/12/2024
Property Type: Townhouse (Res)
Land Size: 201 sqm approx



16 Main Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$935,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)
Land Size: 217 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222