

## 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

108/2-8 Murray Street Clayton VIC 3168

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,500

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2018

to

31 Oct 2019

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













G07/2-8 Murray Street Clayton VIC 3168	\$430,000	08-Dec-18
2/8-10 Browns Road Clayton VIC 3168	\$439,500	08-Sep-18
11/61-63 Kanooka Grove Clayton VIC 3168	\$460,000	15-Jun-18

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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	<b>G07/2-8 Murray Street Clayton VIC 3168</b>	Sold Price	<b>\$430,000</b>	Sold Date	<b>08-Dec-18</b>
	 2  1  1			Distance	-
	<b>2/8-10 Browns Road Clayton VIC 3168</b>	Sold Price	<b>\$439,500</b>	Sold Date	<b>08-Sep-18</b>
	 2  1  2			Distance	<b>0.44km</b>
	<b>11/61-63 Kanooka Grove Clayton VIC 3168</b>	Sold Price	<b>\$460,000</b>	Sold Date	<b>15-Jun-18</b>
	 2  1  2			Distance	<b>0.52km</b>

RS = Recent sale      UN = Undisclosed Sale

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