

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

2/20 Byron Street, Clayton South Vic 3169

Indicative selling price

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

Range between

\$650,000

&

\$710,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Clayton South

Period - From

01/10/2019

to

31/12/2019

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	1/73 Jaguar Dr CLAYTON 3168	\$715,000	23/12/2019
2	462b Haughton Rd CLAYTON SOUTH 3169	\$685,000	27/11/2019
3	8/23 Francis St CLAYTON 3168	\$680,000	22/02/2020

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:

26/03/2020 13:34



 3  2  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$710,000
Median Unit Price
December quarter 2019: \$615,000

Comparable Properties



1/73 Jaguar Dr CLAYTON 3168 (REI/VG)

Agent Comments

 3  1  1

Price: \$715,000
Method: Sold Before Auction
Date: 23/12/2019
Property Type: Unit
Land Size: 318 sqm approx



462b Haughton Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

 3  2  2

Price: \$685,000
Method: Sold Before Auction
Date: 27/11/2019
Property Type: Townhouse (Res)



8/23 Francis St CLAYTON 3168 (REI)

Agent Comments

 3  1  1

Price: \$680,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 4
Property Type: Unit