

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/26 Edinburgh 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

*House

*Unit

X

Suburb

Clayton

Period-from

01 Mar 2018

to

28 Feb 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 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

2/5 Rose Street Clayton VIC 3168	\$595,000	27-Oct-18
3/74 Marshall Avenue Clayton VIC 3168	\$540,000	23-Jun-18
1/51 View Street Clayton VIC 3168	\$535,000	04-Mar-19

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.~~

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2/5 Rose Street Clayton VIC 3168

Sold Price

\$595,000

Sold Date

27-Oct-18

2 1 1

Distance

1.08km



3/74 Marshall Avenue Clayton VIC 3168

Sold Price

\$540,000

Sold Date

23-Jun-18

2 1 1

Distance

1.23km



1/51 View Street Clayton VIC 3168

Sold Price

^{RS} **\$535,000** ^{UN}

Sold Date

04-Mar-19

2 1 1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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