

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

41 Eva 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,066,000

Property type

House

Suburb

Clayton

Period-from

01 Mar 2020

to

28 Feb 2021

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

27 Colonel Street Clayton VIC 3168	\$1,040,000	29-Jan-21
16 Koonawarra Street Clayton VIC 3168	\$1,435,000	23-Oct-20
2 Renver Road Clayton VIC 3168	\$1,248,000	13-Mar-21

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.~~

This Statement of Information was prepared on: 30 March 2021



steven yan

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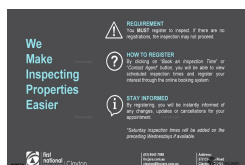
E stevenyan@jxre.com.au



27 Colonel Street Clayton VIC 3168 Sold Price ^{RS} \$1,040,000 Sold Date 29-Jan-21

3 1 1

Distance 0.6km



16 Koonawarra Street Clayton VIC 3168 Sold Price \$1,435,000 Sold Date 23-Oct-20

3 1 2

Distance 2.02km



2 Renver Road Clayton VIC 3168 Sold Price ^{RS} \$1,248,000 Sold Date 13-Mar-21

3 1 1

Distance 2.76km

RS = Recent sale UN = Undisclosed Sale

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