

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

3/19 Faulkner 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$656,250

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2020

to

31 Mar 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

1/6 Prince Charles Street Clayton VIC 3168	\$868,000	22-Dec-20
1/30 Eva Street Clayton VIC 3168	\$729,500	19-Dec-20
9 Gentle Street Clayton VIC 3168	\$765,000	14-Nov-20

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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1/6 Prince Charles Street Clayton VIC 3168

Sold Price **\$868,000** Sold Date **22-Dec-20**

4 3 -

Distance **0.26km**



1/30 Eva Street Clayton VIC 3168

Sold Price **\$729,500** Sold Date **19-Dec-20**

3 2 1

Distance **0.29km**



9 Gentle Street Clayton VIC 3168

Sold Price **\$765,000** Sold Date **14-Nov-20**

3 3 -

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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