

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

7 Ireland Road Clayton South VIC 3169

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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,950

Property type

House

Suburb

Clayton South

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

20 Nettelbeck Road Clayton South VIC 3169	\$863,500	10-Apr-21
21 Third Street Clayton South VIC 3169	\$851,000	01-Mar-21
13 Third Street Clayton South VIC 3169	\$875,000	12-Jan-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: 23 April 2021

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20 Nettelbeck Road Clayton South VIC 3169

Sold Price

RS

\$863,500

Sold Date

10-Apr-21


Distance

0.14km

21 Third Street Clayton South VIC 3169

Sold Price

RS

\$851,000

Sold Date

01-Mar-21


Distance

2.77km

13 Third Street Clayton South VIC 3169

Sold Price

\$875,000

Sold Date

12-Jan-21


Distance

2.83km

RS = Recent sale

UN = Undisclosed Sale

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