

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

40A McMillan Street 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

\$650,000

&

\$690,000

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

2/2 Fairbank Road Clayton South VIC 3169	\$715,000	24-Feb-21
14 Clarevale Street Clayton South VIC 3169	\$700,200	19-Dec-20
1458 Centre Road Clayton South VIC 3169	\$720,000	05-Dec-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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**2/2 Fairbank Road Clayton South
VIC 3169**

3 1 1

Sold Price

\$715,000

Sold Date

24-Feb-21

Distance

1.92km



**14 Clarevale Street Clayton South
VIC 3169**

3 2 2

Sold Price

\$700,200

Sold Date

19-Dec-20

Distance

0.16km



**1458 Centre Road Clayton South
VIC 3169**

3 2 2

Sold Price

\$720,000

Sold Date

05-Dec-20

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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