

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

2/481 Clayton Road, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,150,000

Median sale price

Median price

\$992,000

Property Type

House

Suburb

Clayton South

Period - From

01/07/2021

to

30/06/2022

Source

REIV

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
1	76 Jaguar Dr CLAYTON 3168	\$1,150,000	11/04/2022
2	17 Moresby St OAKLEIGH SOUTH 3167	\$1,130,000	14/02/2022
3			

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.

This Statement of Information was prepared on:

22/07/2022 20:56

2/481 Clayton Road, Clayton South Vic 3169



 4  2  2

Property Type: House
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000

Median House Price
Year ending June 2022: \$992,000

Comparable Properties



76 Jaguar Dr CLAYTON 3168 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,150,000
Method: Private Sale
Date: 11/04/2022
Property Type: House
Land Size: 730 sqm approx

17 Moresby St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,130,000
Method: Private Sale
Date: 14/02/2022
Property Type: House (Res)
Land Size: 548 sqm approx

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.

Account - Area Specialist Mount Waverley



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