

## 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

4 Colonel Street, Clayton Vic 3168

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,155,000

#### Median sale price\*

Median price \$1,093,374

House

X

Unit

Suburb Clayton

Period - From 11/03/2019

to

10/09/2019

Source

propertydata

#### Comparable property sales (\*Delete A or B below as applicable)

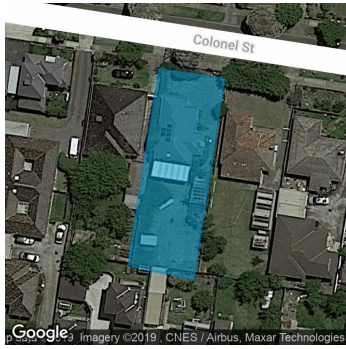
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	27 Eva St CLAYTON 3168	\$1,201,000	05/07/2019
2	15 Coane St OAKLEIGH EAST 3166	\$1,100,000	31/07/2019
3	76 Kanooka Gr CLAYTON 3168	\$1,040,000	18/05/2019

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.

4 Colonel Street, Clayton Vic 3168



 3  1 

**Rooms:**  
**Property Type:**  
**Land Size:** 695 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,155,000  
**Median House Price \***  
11/03/2019 - 10/09/2019: \$1,093,374  
\* Agent calculated median

## Comparable Properties



**27 Eva St CLAYTON 3168 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,201,000  
**Method:** Private Sale  
**Date:** 05/07/2019  
**Rooms:** 4  
**Property Type:** House



**15 Coane St OAKLEIGH EAST 3166 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 31/07/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 734 sqm approx



**76 Kanooka Gr CLAYTON 3168 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,040,000  
**Method:** Auction Sale  
**Date:** 18/05/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 697 sqm approx