

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

2/13 Banksia 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

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/70 Margaret Street Clayton VIC 3168	\$1,015,000	13-Nov-21
1/22 Thompson Street Clayton VIC 3168	\$1,168,500	06-Nov-21
1/85 Moriah Street Clayton VIC 3168	\$1,130,000	23-Aug-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.~~

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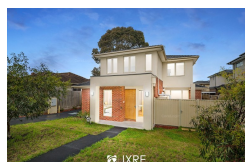


1/70 Margaret Street Clayton VIC 3168

Sold Price ^{RS} **\$1,015,000** ^{UN} Sold Date **13-Nov-21**

3 2 2

Distance **0.26km**



1/22 Thompson Street Clayton VIC 3168

Sold Price **\$1,168,500** Sold Date **06-Nov-21**

3 3 2

Distance **0.49km**



1/85 Moriah Street Clayton VIC 3168

Sold Price **\$1,130,000** Sold Date **23-Aug-21**

4 3 2

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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