

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

2/1 OAKES AVE Clayton South, 3169

## Indicative selling price

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

Range between \$580,000.00 & \$638,000.00

## Median sale price

Median price \$580,000.00 Property Type UNIT Suburb CLAYTON

Period - From 05-Apr-2018 to 01-Mar-2019 Source realstate

## Comparable property sales

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	1/51 View Street Clayton VIC 3168	\$535,000.00	27-Oct-2018
2	3/74 Marshall Avenue Clayton VIC 3168	\$540,000.00	23-Jun-2018
3	2/5 Rose Street Clayton VIC 3168	\$595,000.00	27-Oct-2018

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