

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

2/17 Faulkner 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

Other

Suburb

Clayton

Period-from

01 Sep 2020

to

31 Aug 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

3/19 Faulkner Street Clayton VIC 3168	\$900,000	01-May-21
4/9 Yarram Crescent Clayton VIC 3168	\$870,000	16-Apr-21
1/53 Prince Charles Street Clayton VIC 3168	\$890,000	16-Jul-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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3/19 Faulkner Street Clayton VIC 3168

3 2 2

Sold Price

\$900,000

Sold Date

01-May-21

Distance

0.03km



4/9 Yarram Crescent Clayton VIC 3168

4 3 1

Sold Price

\$870,000

Sold Date

16-Apr-21

Distance

0.28km



1/53 Prince Charles Street Clayton VIC 3168

4 3 1

Sold Price

\$890,000

Sold Date

16-Jul-21

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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