

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

4/30-32 Thompson 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,196,750

Property type

House

Suburb

Clayton

Period-from

01 Dec 2019

to

30 Nov 2020

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

1/320 Haughton Road Clayton VIC 3168	\$755,000	31-Jul-20
3/35 Edinburgh Street Clayton VIC 3168	\$805,000	21-Jul-20
1/72 Browns Road Clayton VIC 3168	\$780,000	20-Oct-20

OR

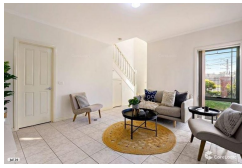
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 December 2020

Shanky Walia

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1/320 Haughton Road Clayton VIC 3168

Sold Price

\$755,000

Sold Date

31-Jul-20

3

2

2

Distance

0.54km

3/35 Edinburgh Street Clayton VIC 3168

Sold Price

\$805,000

Sold Date

21-Jul-20

3

2

2

Distance

0.55km

1/72 Browns Road Clayton VIC 3168

Sold Price

^{RS} **\$780,000** ^{UN}

Sold Date

20-Oct-20

3

2

1

Distance

0.95km
RS = Recent sale

UN = Undisclosed Sale

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