

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

1/11 Beddoe Avenue 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

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2018

to

30 Sep 2019

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

5/1 Stockdale Avenue Clayton VIC 3168	\$650,000	08-Mar-19
1/22 Hourigan Avenue Clayton VIC 3168	\$680,000	29-Jun-19
2/8 Hourigan Avenue Clayton VIC 3168	\$680,000	30-Mar-19

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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5/1 Stockdale Avenue Clayton VIC 3168

Sold Price

\$650,000

Sold Date

08-Mar-19

 3  2  2

Distance

0.22km



1/22 Hourigan Avenue Clayton VIC 3168

Sold Price

\$680,000

Sold Date

29-Jun-19

 2  1  1

Distance

1.13km



2/8 Hourigan Avenue Clayton VIC 3168

Sold Price

Sold Date

30-Mar-19

 3  2  1

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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