

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

3/17 Newport Road, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$920,000 & \$950,000

Median sale price

Median price

\$594,000

Property Type

Unit

Suburb

Clayton South

Period - From

01/10/2023

to

31/12/2023

Source

REIV

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 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	7 Springfield Av CLAYTON SOUTH 3169	\$960,000	21/09/2023
2	54 Sylvander St CLAYTON SOUTH 3169	\$942,000	02/12/2023
3			

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 six months.~~

This Statement of Information was prepared on:

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3/17 Newport Road, Clayton South Vic 3169

MRE

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4 3 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$920,000 - \$950,000
Median Unit Price
December quarter 2023: \$594,000

Comparable Properties



7 Springfield Av CLAYTON SOUTH 3169
(REI/VG)

Agent Comments

3 1 3

Price: \$960,000
Method: Sold Before Auction
Date: 21/09/2023
Property Type: House (Res)
Land Size: 684 sqm approx



54 Sylvander St CLAYTON SOUTH 3169
(REI/VG)

Agent Comments

3 1 3

Price: \$942,000
Method: Private Sale
Date: 02/12/2023
Property Type: House
Land Size: 812 sqm approx

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 six months.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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