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Member of REIV

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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 34 Orloff Court Clayton south VIC 3169

Including suburb and
postcode

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 \$*720000 & \$760000

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$760000 *House ☒ *unit ☐ Suburb Clayton South

Period - From 10/05/2019 to 27/06/2019 Source REA

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 16 Merlyn Avenue, Clayton South, Vic 3169	\$775000	27/06/2019
2 39 Kallay Street, Clayton South, Vic 3169	\$735000	10/05/2019
3 34 Kitson Road, Clayton South, Vic 3169	\$726000	15/06/2019

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.~~