

## 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

4/9 Yarram Crescent Clayton VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2020

to

28 Feb 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 2/6 Prince Charles Street Clayton VIC 3168 | \$868,000 | 30-Dec-20 |
| 20 Thompson Street Clayton VIC 3168        | \$860,000 | 11-Jan-21 |
| 4/30-32 Thompson Street Clayton VIC 3168   | \$820,000 | 15-Jan-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.~~

This Statement of Information was prepared on: 04 March 2021



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**2/6 Prince Charles Street Clayton VIC 3168**

4 3 2

Sold Price

<sup>RS</sup> **\$868,000** Sold Date **30-Dec-20**

Distance **0.43km**



**20 Thompson Street Clayton VIC 3168**

4 3 2

Sold Price

<sup>RS</sup> **\$860,000** <sup>UN</sup> Sold Date **11-Jan-21**

Distance **0.74km**



**4/30-32 Thompson Street Clayton VIC 3168**

4 1 -

Sold Price

**\$820,000** Sold Date **15-Jan-21**

Distance **0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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