

# 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

Including suburb and postcode

8 Sydney Street Clayton South, 3169

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between \$1,050,000.00 & \$1,150,000.00

## Median sale price

Median price \$761,000.00 Property Type HOUSE Suburb CLAYTON SOUTH

Period - From 01-Sep-2018 to 31-Aug-2019 Source CORELOGIC

## Comparable property sales

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	76 Kanooka Grove, Clayton	\$1,040,000.00	18-May-2019
2	14 Flora Street, Clayton	\$1,000,000.00	02-May-2019
3	28 McMillan Street Clayton South	\$901,000.00	10-Aug-2019

This statement of information was prepared on 30-Sep-2019 at 11:01:43 AM EST