

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

19 Brushbox Court, Clayton Vic 3168

Indicative selling price

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

Range between \$570,000

&

\$625,000

Median sale price

Median price \$824,000

Property Type Unit

Suburb Clayton

Period - From 01/04/2023

to 30/06/2023

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	482A Haughton Rd CLAYTON SOUTH 3169	\$615,000	18/07/2023
2	1/488 Haughton Rd CLAYTON SOUTH 3169	\$604,000	04/03/2023
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:

29/08/2023 09:51

19 Brushbox Court, Clayton Vic 3168

McGrath

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$570,000 - \$625,000

Median Unit Price

June quarter 2023: \$824,000



2 1 1

Property Type: Townhouse

Agent Comments

Comparable Properties



482A Haughton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

2 2 1

Price: \$615,000

Method: Private Sale

Date: 18/07/2023

Property Type: Townhouse (Res)



1/488 Haughton Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

2 1 1

Price: \$604,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Townhouse (Res)

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 - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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