

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

2/40 Thompson Street, Clayton Vic 3168

Indicative selling price

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

Range between \$920,000 & \$965,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Clayton

Period - From 01/04/2019 to 31/03/2020 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	1/6 McGregor St CLAYTON 3168	\$920,000	25/03/2020
2	3/420 Huntingdale Rd OAKLEIGH SOUTH 3167	\$904,000	06/06/2020
3	2/14 Wallace Av OAKLEIGH SOUTH 3167	\$900,000	14/03/2020

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:

13/07/2020 14:37



Property Type:
Agent Comments

Indicative Selling Price
\$920,000 - \$965,000
Median Unit Price
Year ending March 2020: \$680,000

Comparable Properties



1/6 McGregor St CLAYTON 3168 (REI)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 25/03/2020
Property Type: Townhouse (Single)



3/420 Huntingdale Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$904,000
Method: Auction Sale
Date: 06/06/2020
Property Type: Townhouse (Res)
Land Size: 169 sqm approx



2/14 Wallace Av OAKLEIGH SOUTH 3167 (REI)

Agent Comments



Price: \$900,000
Method: Auction Sale
Date: 14/03/2020
Rooms: 7
Property Type: Townhouse (Res)