## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	2/40 Thompson Street, Clayton Vic 3168
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$680,000	Pro	perty 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

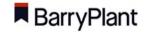
Add	dress of comparable property	Price	Date of sale
1	1/6 Mcgregor St CLAYTON 3168	\$920,000	25/03/2020
2	3/420 Huntingdale Rd OAKLEIGH SOUTH 3167	\$904,000	06/06/2020
3	2/14 Wallace Av OAKLEIGH SOUTH 3167	\$900,000	14/03/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









**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)

Price: \$920,000 Method: Private Sale Date: 25/03/2020

Property Type: Townhouse (Single)

**Agent Comments** 



3/420 Huntingdale Rd OAKLEIGH SOUTH 3167 Agent Comments

(REI)



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

**---** 3

Price: \$900,000 Method: Auction Sale Date: 14/03/2020 Rooms: 7

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9807 2333



