

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

30-32 Wellington Road, Clayton, VIC 3168

Indicative selling price

Single Price or Range between

\$4,200,000 - \$4,400,000

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

Median sale price

Median Price \$1,032,500	Property Type House	Suburb CLAYTON
Period From 02/05/2019	Period To 02/11/2019	Source Core Logic

Comparable property sales

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.

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Prepared 02/11/2019