

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

6 Stockdale Avenue, Clayton Vic 3168

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,040,000

House

X

Unit

Suburb

Clayton

Period - From

01/04/2019

to

30/06/2019

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		
2		
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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 June quarter 2019: \$1,040,000

Comparable Properties



36 Koonawarra St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,495,000
Method: Auction Sale
Date: 18/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 702 sqm approx

47 Glenbrook Av CLAYTON 3168 (VG)

Agent Comments



Price: \$1,428,000
Method: Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx

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.