

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

55 Harlington Street, Clayton Vic 3168

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,133,000

Property Type House

Suburb Clayton

Period - From 01/07/2019

to 30/09/2019

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	78 View St CLAYTON 3168	\$1,065,000	21/09/2019
2	38 Thompson St CLAYTON 3168	\$1,045,000	16/11/2019
3	52 Margaret St CLAYTON 3168	\$1,020,000	21/09/2019

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:

05/12/2019 15:43



Property Type:
Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

September quarter 2019: \$1,133,000

Comparable Properties



78 View St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,065,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House

Land Size: 837 sqm approx



38 Thompson St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,045,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 710 sqm approx



52 Margaret St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,020,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)

Land Size: 697 sqm approx