

# 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

4/45 Alice Street, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$758,500 Property Type Unit Suburb Clayton

Period - From 01/10/2023 to 30/09/2024 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	1/27b Eulinga Rd CLARINDA 3169	\$770,000	14/10/2024
2	3/56 Eva St CLAYTON 3168	\$757,000	17/08/2024
3	2/86 View St CLAYTON 3168	\$750,000	29/06/2024

**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:

04/12/2024 14:23



 2    2    1

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending September 2024: \$758,500

## Comparable Properties



**1/27b Eulinga Rd CLARINDA 3169 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 14/10/2024

**Property Type:** Townhouse (Res)



**3/56 Eva St CLAYTON 3168 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$757,000

**Method:** Auction Sale

**Date:** 17/08/2024

**Property Type:** Townhouse (Res)



**2/86 View St CLAYTON 3168 (REI/VG)**

Agent Comments

 2    2    2

**Price:** \$750,000

**Method:** Auction Sale

**Date:** 29/06/2024

**Property Type:** Townhouse (Res)

Account - Barry Plant | P: 03 9586 0500