

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

2/39 Thompson Street, Clayton Vic 3168

Indicative selling price

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

Range between \$585,000 & \$640,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Clayton

Period - From 01/04/2022 to 30/06/2022 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	1/34 Hourigan Av CLAYTON 3168	\$650,000	09/07/2022
2	2/1 Banksia St CLAYTON 3168	\$650,000	23/04/2022
3	1/80 Harlington St CLAYTON 3168	\$650,000	05/03/2022

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:

26/07/2022 10:22



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$585,000 - \$640,000
Median Unit Price
June quarter 2022: \$800,000

Comparable Properties



1/34 Hourigan Av CLAYTON 3168 (REI)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 09/07/2022
Property Type: Unit



2/1 Banksia St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 23/04/2022
Property Type: Unit

1/80 Harlington St CLAYTON 3168 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 05/03/2022
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9586 0500