

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

187 Westall Road Clayton South VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,950

Property type

House

Suburb

Clayton South

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

4 Mahala Court Clayton South VIC 3169	\$751,500	09-Dec-20
2 Gavan Drive Springvale VIC 3171	\$635,000	03-May-21
25 Moishe Circuit Springvale VIC 3171	\$600,000	14-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 14 May 2021

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4 Mahala Court Clayton South VIC 3169

Sold Price

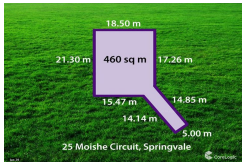
\$751,500 Sold Date **09-Dec-20**
 4  1  2

 Distance **0.54km**

2 Gavan Drive Springvale VIC 3171

Sold Price

^{RS} **\$635,000** Sold Date **03-May-21**
 2  1  2

 Distance **0.69km**

25 Moishe Circuit Springvale VIC 3171

Sold Price

\$600,000 Sold Date **14-Feb-21**
 -  -  -

 Distance **2.09km**

RS = Recent sale

UN = Undisclosed Sale

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