

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 2/22 Alice Street, Clayton, VIC 3168

Indicative selling price

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

Single Price \$849,000

Median sale price

Median price \$724,500 Property Type House Suburb Clayton (3168)

Period - From 01/04/2021 to 31/03/2022 Source pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/60 VIEW STREET, CLAYTON VIC 3168	\$822,000	19/03/2022
1/50 CRAWFORD ROAD, CLARINDA VIC 3169	\$855,000	15/03/2022
1/6 CLAREVALE STREET, CLAYTON SOUTH VIC 3169	\$850,000	07/03/2022

This Statement of Information was prepared on: 11/04/2022