

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/563 CLAYTON ROAD, CLAYTON SOUTH,**  2  1  1

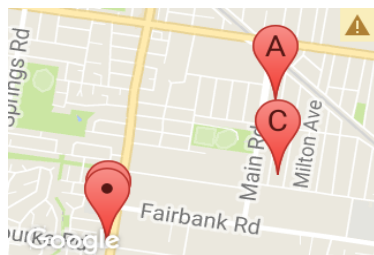
### Indicative Selling Price

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

**Price Range:** **370,000 to 407,000**

Provided by: Arthur Tsaknias, Leaders Real Estate Group

## MEDIAN SALE PRICE



**CLAYTON SOUTH, VIC, 3169**

Suburb Median Sale Price (Unit)

**\$440,000**

01 October 2016 to 30 September 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**2/21 BEVAN AVE, CLAYTON SOUTH, VIC 3169**  2  1  1

Sale Price

**\$437,000**

Sale Date: 27/06/2017

Distance from Property: 1.5km



**9/555 CLAYTON RD, CLAYTON SOUTH, VIC**  2  1  1

Sale Price

**\$362,500**

Sale Date: 17/12/2016

Distance from Property: 51m



**3/53 TENNYSON AVE, CLAYTON SOUTH, VIC**  2  1  1

Sale Price

**\$425,000**

Sale Date: 02/12/2016

Distance from Property: 1.2km



This report has been compiled on 06/11/2017 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

3/563 CLAYTON ROAD, CLAYTON SOUTH, VIC 3169

Indicative selling price

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

Price Range:

370,000 to 407,000

Median sale price

Median price

\$440,000

House

Unit

X


Suburb

CLAYTON SOUTH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
2/21 BEVAN AVE, CLAYTON SOUTH, VIC 3169	\$437,000	27/06/2017
9/555 CLAYTON RD, CLAYTON SOUTH, VIC 3169	\$362,500	17/12/2016
3/53 TENNYSON AVE, CLAYTON SOUTH, VIC 3169	\$425,000	02/12/2016