#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	2/19 Thompson Street, Clayton Vic 3168
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$755,000	Pro	pperty Type Uni	t		Suburb	Clayton
Period - From	01/04/2023	to	31/03/2024	So	urce	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

1	1/44 Evelyn St CLAYTON 3168	\$820,000	02/01/2024
2	2/9 Dunstan St CLAYTON 3168	\$762,000	16/11/2023
3	3/79 Madeleine Rd CLAYTON 3168	\$760,000	23/02/2024

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:	25/04/2024 07:40



Date of sale



John Chen 03 9989 5188 0401 664 199 john.chen@raywhite.com

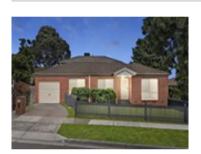
**Indicative Selling Price** \$750,000 - \$820,000 **Median Unit Price** Year ending March 2024: \$755,000





Property Type: Unit **Agent Comments** 

## Comparable Properties



1/44 Evelyn St CLAYTON 3168 (REI/VG)





Price: \$820,000 Method: Private Sale Date: 02/01/2024 Property Type: Unit

**Agent Comments** 



2/9 Dunstan St CLAYTON 3168 (REI/VG)







Price: \$762,000

Method: Sold Before Auction

Date: 16/11/2023 Property Type: Unit

Land Size: 216 sqm approx

Agent Comments

3/79 Madeleine Rd CLAYTON 3168 (REI/VG)

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Price: \$760.000

Method: Sold Before Auction

Date: 23/02/2024 Property Type: Unit Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



