

# STATEMENT OF INFORMATION

482B HAUGHTON ROAD, CLAYTON SOUTH, VIC 3169

PREPARED BY ALEJANDRO TORRES, ZED REAL ESTATE, PHONE: 0435 266 132



**ZED Real Estate**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**482B HAUGHTON ROAD, CLAYTON**

2 2 1

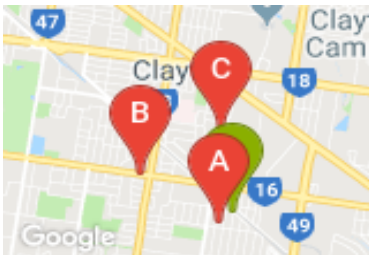
### Indicative Selling Price

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

**Price Range: \$500,000 to \$550,000**

Provided by: Alejandro Torres, Zed Real Estate

## MEDIAN SALE PRICE



**CLAYTON SOUTH, VIC, 3169**

Suburb Median Sale Price (Unit)

**\$515,000**

01 April 2018 to 30 September 2018

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.



**2/30 BEVAN AVE, CLAYTON SOUTH, VIC 3169**

2 1 1

Sale Price

**\$570,000**

Sale Date: 13/06/2018

Distance from Property: 222m



**10/1324 CENTRE RD, CLAYTON SOUTH, VIC**

2 1 1

Sale Price

**\*\$400,000**

Sale Date: 23/10/2018

Distance from Property: 1.3km



**11 BRUSHBOX CRT, CLAYTON, VIC 3168**

2 1 1

Sale Price

**\*\$520,000**

Sale Date: 18/10/2018

Distance from Property: 1.2km



This report has been compiled on 24/10/2018 by Zed Real Estate. Property Data Solutions Pty Ltd 2018 - [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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

482B HAUGHTON 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:

\$500,000 to \$550,000

### Median sale price

Median price

\$515,000

House

Unit

X

Suburb

CLAYTON SOUTH

Period

01 April 2018 to 30 September 2018

Source

  
pricefinder

### 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

|                                            |            |            |
|--------------------------------------------|------------|------------|
| 2/30 BEVAN AVE, CLAYTON SOUTH, VIC 3169    | \$570,000  | 13/06/2018 |
| 10/1324 CENTRE RD, CLAYTON SOUTH, VIC 3169 | *\$400,000 | 23/10/2018 |
| 11 BRUSHBOX CRT, CLAYTON, VIC 3168         | *\$520,000 | 18/10/2018 |