Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

18 Mallawa Street, Clayton South Vic 3169

Indicative selling price

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

Range between	\$950,000	&	\$1,040,000
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Median sale price

Median price	\$1,000,500	Pro	perty Type	House		Suburb	Clayton South
Period - From	01/01/2024	to	31/12/2024		Source	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

Add	dress of comparable property	Price	Date of sale
1	1 Loddon Ct CLAYTON SOUTH 3169	\$1,060,000	14/12/2024
2	45 Arunta Cr CLARINDA 3169	\$1,111,000	07/12/2024
3	61 Carinish Rd CLAYTON 3168	\$1,060,000	22/11/2024

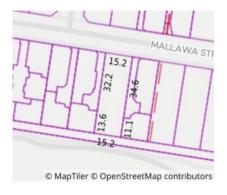
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/02/2025 10:10









Property Type:

Divorce/Estate/Family Transfers Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$1,040,000 **Median House Price** Year ending December 2024: \$1,000,500

Comparable Properties



1 Loddon Ct CLAYTON SOUTH 3169 (REI)

Price: \$1,060,000 Method: Auction Sale Date: 14/12/2024

Property Type: House (Res) Land Size: 583 sqm approx

Agent Comments



45 Arunta Cr CLARINDA 3169 (REI/VG)



Agent Comments

Price: \$1,111,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 628 sqm approx



61 Carinish Rd CLAYTON 3168 (REI/VG)



Agent Comments

Price: \$1,060,000

Method: Sold Before Auction

Date: 22/11/2024

Property Type: House (Res) Land Size: 682 sqm approx

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





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