

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 Mallowa 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

Median sale price

Median price \$1,000,500 Property 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.

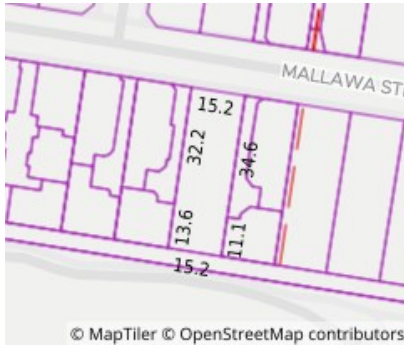
	Address of comparable property	Price	Date of sale
1	1 Loddon Ct CLAYTON SOUTH 3169	\$1,060,000	14/12/2024
2	45 Arunta Cr CLARINDA 3169	\$1,111,000	07/12/2024
3	61 Carinish Rd CLAYTON 3168	\$1,060,000	22/11/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties 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)

Agent Comments



Price: \$1,060,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 583 sqm approx



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

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