

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

1/10 Hourigan Avenue Clayton VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

5/66 Edinburgh Street Clayton VIC 3168	\$645,000	05-Aug-20
2/18-20 Francis Street Clayton VIC 3168	\$585,000	19-Jun-20
2/1439 Centre Road Clayton VIC 3168	\$625,000	23-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 26 October 2020



John Mu

M 0433768151

E johnmu@jxre.com.au



5/66 Edinburgh Street Clayton VIC 3168

Sold Price

\$645,000

Sold Date **05-Aug-20**

2 1 1

Distance **0.45km**



2/18-20 Francis Street Clayton VIC 3168

Sold Price

\$585,000

Sold Date **19-Jun-20**

2 1 1

Distance **0.85km**



2/1439 Centre Road Clayton VIC 3168

Sold Price

\$625,000

Sold Date **23-Apr-20**

2 1 1

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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