

## 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

219 Clayton Street, Canadian Vic 3350

#### Indicative selling price

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

Range between \$295,000 & \$310,000

#### Median sale price

Median price \$334,000 House X Unit Suburb Canadian

Period - From 01/04/2017 to 30/06/2017 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	11 Blair St GOLDEN POINT 3350	\$310,000	11/08/2017
2	506 Clayton St CANADIAN 3350	\$295,000	26/04/2017
3	714 Laurie St MOUNT PLEASANT 3350	\$295,000	03/05/2017

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.~~



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**Rooms:**  
**Property Type:** House  
**Land Size:** 435 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$295,000 - \$310,000  
**Median House Price**  
June quarter 2017: \$334,000

## Comparable Properties



**11 Blair St GOLDEN POINT 3350 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 11/08/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 704 sqm approx



**506 Clayton St CANADIAN 3350 (REI)**

**Agent Comments**

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**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 26/04/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1543 sqm approx



**714 Laurie St MOUNT PLEASANT 3350 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 03/05/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 625 sqm approx