

# 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

1/5 Bond Street, 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)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$599,500

Property Type Unit

Suburb Clayton South

Period - From 01/10/2018

to 30/09/2019

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	1/3 Main Rd CLAYTON SOUTH 3169	\$582,000	12/10/2019
2	6/104 Springs Rd CLARINDA 3169	\$570,000	22/11/2019
3	1/15-17 Browns Rd CLAYTON 3168	\$570,000	02/11/2019

**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:

28/11/2019 10:56



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

Year ending September 2019: \$599,500

## Comparable Properties



**1/3 Main Rd CLAYTON SOUTH 3169 (REI)**

Agent Comments



**Price:** \$582,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** Unit



**6/104 Springs Rd CLARINDA 3169 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Sold Before Auction

**Date:** 22/11/2019

**Property Type:** Unit



**1/15-17 Browns Rd CLAYTON 3168 (REI)**

Agent Comments



**Price:** \$570,000

**Method:** Auction Sale

**Date:** 02/11/2019

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 158 sqm approx