

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

59 Marshall Avenue, Clayton Vic 3168

Indicative selling price

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

Range between \$1,395,000

&

\$1,450,000

Median sale price

Median price \$1,363,000

Property Type House

Suburb Clayton

Period - From 01/04/2023

to

30/06/2023

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	1921 Dandenong Rd CLAYTON 3168	\$1,650,000	22/06/2023
2	15 Marshall Av CLAYTON 3168	\$1,643,000	15/04/2023
3			

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:

15/08/2023 14:00



4 1 2

Property Type: House
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
\$1,395,000 - \$1,450,000
Median House Price
June quarter 2023: \$1,363,000

Comparable Properties

1921 Dandenong Rd CLAYTON 3168 (REI) **Agent Comments**

5 3 2

Price: \$1,650,000
Method: Sold Before Auction
Date: 22/06/2023
Property Type: House (Res)
Land Size: 692 sqm approx

15 Marshall Av CLAYTON 3168 (REI) **Agent Comments**

6 3 4

Price: \$1,643,000
Method: Auction Sale
Date: 15/04/2023
Property Type: House (Res)
Land Size: 759 sqm approx

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.