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 ourb and oostcode	42 Main Road, Clayton South, VIC 3169										
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price		or	or range be		\$940,000		&	\$980,000			
Median sale price											
\$ 930,00	00 Pro		Propert	perty type House			Suburb	CLAYTON SOUTH			
29/03/202	22 t	2	8/03/202	3	Source	core_logic	;				
	Address purb and postcode elling pri g of this price price \$930,000	Address purb and postcode 42 Mair 42 M	Address purb and postcode 42 Main Road elling price g of this price see consum gle price price \$930,000	Address purb and postcode 42 Main Road, Clayton Postcode 42 Main Road, Clayton Postcode 43 Main Road, Clayton Properties 44 Main Road, Clayton Properties 45 Main Road, Clayton Properties	Address purb and postcode 42 Main Road, Clayton Source Plling price g of this price see consumer.vic.gov.au/ur gle price price \$930,000 Property type	Address purb and postcode 42 Main Road, Clayton South, VIC 3 Elling price g of this price see consumer.vic.gov.au/underquoting gle price price \$930,000 Property type House	Address purb and postcode 42 Main Road, Clayton South, VIC 3169 Elling price g of this price see consumer.vic.gov.au/underquoting gle price price \$930,000 Property type House	Address purb and postcode 42 Main Road, Clayton South, VIC 3169 Elling price g of this price see consumer.vic.gov.au/underquoting gle price or range between \$940,000 price \$930,000 Property type House Suburb	Address purb and postcode 42 Main Road, Clayton South, VIC 3169 Elling price g of this price see consumer.vic.gov.au/underquoting gle price or range between \$940,000 & price \$930,000 Property type House Suburb CLAYTON		

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Ac	ldress of comparable property	Price	Date of sale
1	25 Tarago Crescent Clayton South Vic 3169	\$970,000	2022-10-25
2	36 Clarevale Street Clayton South Vic 3169	\$965,000	2023-02-11
3	6 Aonach Street Clayton South Vic 3169	\$942,000	2023-02-25

This Statement of Information was prepared on: 29/03/2023

