

# 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

75c Madeleine Road, Clayton Vic 3168

### Indicative selling price

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

Single price

\$838,000

### Median sale price

Median price

\$862,500

Property Type

Townhouse

Suburb

Clayton

Period - From

21/03/2021

to

20/03/2022

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	3/4 Eva St, Clayton, Vic 3168, Australia	\$750,000	17/01/2022
2	1/10 Stockdale Av CLAYTON 3168	\$802,000	12/02/2022
3	16 Jackson Green Blvd CLAYTON SOUTH 3169	\$774,000	18/03/2022

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:

21/03/2022 09:07



 3  2  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$838,000

**Median Townhouse Price**

21/03/2021 - 20/03/2022: \$862,500

## Comparable Properties

**3/4 Eva St, Clayton, Vic 3168, Australia (REI)**

Agent Comments

 3  2  1

**Price:** \$750,000

**Method:**

**Date:** 17/01/2022

**Property Type:** Townhouse (Single)



**1/10 Stockdale Av CLAYTON 3168 (REI)**

Agent Comments

 3  2  2

**Price:** \$802,000

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** Townhouse (Res)

**Land Size:** 209 sqm approx



**16 Jackson Green Blvd CLAYTON SOUTH 3169 (REI)**

Agent Comments

 3  2  2

**Price:** \$774,000

**Method:** Auction Sale

**Date:** 18/03/2022

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9803 0400 | F: 03 9803 0814