Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 75c Madeleine Road, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$838,000								
Median sale price									
Median price	\$862,500	Pro	operty Type Tow	nhouse	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.

Add	dress 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.

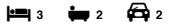
This Statement of Information was prepared on:

21/03/2022 09:07









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



Price: \$750,000 Method: Date: 17/01/2022 Property Type: Townhouse (Single)

1/10 Stockdale Av CLAYTON 3168 (REI)

Agent Comments

Agent Comments



Price: \$802,000 Method: Auction Sale Date: 12/02/2022 Property Type: Town Land Size: 209 som a

Date: 12/02/2022 Property Type: Townhouse (Res) Land Size: 209 sqm approx



16 Jackson Green Blvd CLAYTON SOUTH 3169 (REI)



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



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