

## 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

32 Mallowa 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)

Single price

or range between

\$880,000

&

\$920,000

### Median sale price

Median price

\$ 799,975

Property type

House

Suburb

CLAYTON SOUTH

Period - From

02/05/2020

to

02/11/2020

Source

CoreLogic

### Comparable property sales

**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 10 Laura Street Clayton South	\$978,100	17/10/2020
2 2 Glenelg Drive Clayton South	\$860,000	22/09/2020
3 404 Clayton Road Clayton South	\$935,000	20/06/2020

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:

02/11/2020