

## 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

10 DONALD STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,900,000

&

\$2,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,279,444

Property type

House

Suburb

Clayton

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### 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 6 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 5 FRANCIS STREET CLAYTON VIC 3168 | \$1,812,000 | 30-Oct-21 |
| 11 MURRAY STREET CLAYTON VIC 3168 | \$1,800,000 | 06-Nov-21 |
|                                   |             |           |

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 6 months.

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**5 FRANCIS STREET CLAYTON VIC 3168**

Sold Price

**\$1,812,000**

Sold Date

**30-Oct-21**

4 3 2

Distance

**0.15km**



**11 MURRAY STREET CLAYTON VIC 3168**

Sold Price

**\$1,800,000**

Sold Date

**06-Nov-21**

3 1 1

Distance

**0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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