

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

4 Belmont Avenue, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,999,000

&

\$2,198,900

Median sale price

Median price \$1,289,694

Property Type House

Suburb Clayton

Period - From 13/01/2021

to

12/01/2022

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	11 Murray St CLAYTON 3168	\$1,800,000	06/11/2021
2	48 Alice St CLAYTON 3168	\$1,290,500	17/07/2021
3	62 Margaret St CLAYTON 3168	\$1,264,000	13/11/2021

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:

13/01/2022 11:35



Property Type: House (Previously Occupied - Detached)
Land Size: 697 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,999,000 - \$2,198,900
Median House Price
 13/01/2021 - 12/01/2022: \$1,289,694

Comparable Properties



11 Murray St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 715 sqm approx



48 Alice St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,290,500
Method: Auction Sale
Date: 17/07/2021
Property Type: House
Land Size: 700 sqm approx



62 Margaret St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,264,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)
Land Size: 697 sqm approx

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