

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

3 51 Harlington Street, Clayton Vic 3168

Indicative selling price

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

Range between \$800,000 & \$868,000

Median sale price

Median price \$1,040,000 Property Type House Suburb Clayton

Period - From 01/07/2018 to 30/06/2019 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	2/47 View St CLAYTON 3168	\$860,000	05/07/2019
2	12 Yarram Cr CLAYTON 3168	\$850,000	21/08/2019
3	5/34-36 Eva St CLAYTON 3168	\$850,000	27/10/2018

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:

15/10/2019 11:49



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/47 View St CLAYTON 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000

Method: Private Sale

Date: 05/07/2019

Rooms: 7

Property Type: Townhouse (Single)



12 Yarram Cr CLAYTON 3168 (REI)

Agent Comments

3 2 2

Price: \$850,000

Method: Private Sale

Date: 21/08/2019

Property Type: Townhouse (Single)



5/34-36 Eva St CLAYTON 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$850,000

Method: Auction Sale

Date: 27/10/2018

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 281 sqm approx