

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 36 Browns Road, Clayton Vic 3168

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price*

Median price Property Type Suburb Clayton

Period - From to Source

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	12 Hourigan Av CLAYTON 3168	\$1,320,000	24/10/2019
2	5 Lillian St CLAYTON 3168	\$1,300,000	20/08/2019
3	3 Irwin St CLAYTON 3168	\$1,295,800	02/09/2019

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: 17/01/2020 16:14

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



6 3 3

Property Type: House (Res)
Land Size: 695 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,400,000
 No median price available

Comparable Properties



12 Hourigan Av CLAYTON 3168 (REI)

Agent Comments

3 1 1

Price: \$1,320,000
Method: Private Sale
Date: 24/10/2019
Property Type: House
Land Size: 733 sqm approx

5 Lillian St CLAYTON 3168 (VG)

Agent Comments

2 - -

Price: \$1,300,000
Method: Sale
Date: 20/08/2019
Property Type: House (Res)
Land Size: 697 sqm approx



3 Irwin St CLAYTON 3168 (REI/VG)

Agent Comments

4 1 1

Price: \$1,295,800
Method: Private Sale
Date: 02/09/2019
Property Type: House
Land Size: 657 sqm approx