

## 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

22 Ireland Road 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$453,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2018

to

30 Sep 2019

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

7 Wheatland Crescent Dingley Village VIC 3172	\$1,050,000	31-Aug-19
10 Browning Avenue Clayton South VIC 3169	\$1,025,000	18-Jun-19
545 Clayton Road Clayton South VIC 3169	\$835,000	21-Sep-19

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.~~

This Statement of Information was prepared on: 16 October 2019



**7 Wheatland Crescent Dingley Village VIC 3172**

4 2 1

Sold Price **\$1,050,000** Sold Date **31-Aug-19**

Distance **1.28km**



**10 Browning Avenue Clayton South VIC 3169**

3 1 2

Sold Price **\$1,025,000** Sold Date **18-Jun-19**

Distance **2.27km**



**545 Clayton Road Clayton South VIC 3169**

3 1 -

Sold Price **\$835,000** Sold Date **21-Sep-19**

Distance **2.4km**

RS = Recent sale

UN = Undisclosed Sale

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