

DARRAS & ZERVAS

ESTATE AGENTS

STATEMENT OF INFORMATION

1459 NORTH ROAD, CLAYTON, VIC 3168

PREPARED BY DARRAS & ZERVAS ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1459 NORTH ROAD, CLAYTON, VIC 3168

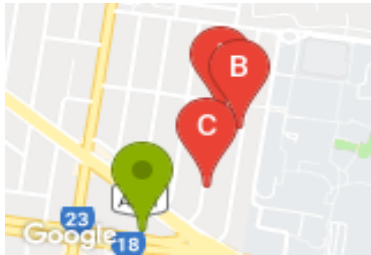


Indicative Selling Price

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

Price Range: **\$2,100,000 to \$2,300,000**

MEDIAN SALE PRICE



CLAYTON, VIC, 3168

Suburb Median Sale Price (House)

\$1,030,000

01 January 2018 to 31 December 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



34 MARSHALL AVE, CLAYTON, VIC 3168



Sale Price

\$1,620,000

Sale Date: 16/11/2018

Distance from Property: 485m



37 BEDDOE AVE, CLAYTON, VIC 3168



Sale Price

****\$1,610,000**

Sale Date: 24/11/2018

Distance from Property: 484m



64 MARSHALL AVE, CLAYTON, VIC 3168



Sale Price

***\$1,650,000**

Sale Date: 02/03/2019

Distance from Property: 264m



This report has been compiled on 20/03/2019 by Darras & Zervas Estate Agents. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1459 NORTH ROAD, CLAYTON, VIC 3168

Indicative selling price

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

Price Range: \$2,100,000 to \$2,300,000

Median sale price

Median price

\$1,030,000

House

Unit

Suburb

CLAYTON

Period

01 January 2018 to 31 December 2018

Source



Comparable property sales

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

34 MARSHALL AVE, CLAYTON, VIC 3168	\$1,620,000	16/11/2018
37 BEDDOE AVE, CLAYTON, VIC 3168	**\$1,610,000	24/11/2018
64 MARSHALL AVE, CLAYTON, VIC 3168	*\$1,650,000	02/03/2019