

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode **4/30 FRANCIS STREET CLAYTON 3168**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$699,500

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$745,000

*House

*Unit X

Suburb Clayton 3168

Period - From 1/01/2019

to 30/10/2019

Source REA

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
3/59 Kionga Street Clayton 3168	\$736,000	16/2/2019
1/67 Carinish Rd Clayton 3168	\$735,888	19/1/2019
1A Bevan Avenue Clayton South 3169	\$702,000	1/12/2018

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.~~