

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

3/1 Collier Avenue Clayton VIC 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

\$980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$ 1,200,500

Property type

Other

Suburb

Clayton

Period-from

01 Jan 2019

to

31 May 2020

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

1/6 McGregor Street Clayton VIC 3168	\$920,000	25-Mar-20
2/3 Lillian Street Clayton VIC 3168	\$975,000	01-Apr-20
2/2 Sinclair Street Oakleigh South VIC 3167	\$1,050,000	29-Feb-20

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: 05 August 2020

Mandy Ma

M 0402 644 348

E mandy. @auzp.com.au
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1/6 McGregor Street Clayton VIC 3168

Sold Price

\$920,000

Sold Date 25-Mar-20

4 4 2

Distance 0.77km



2/3 Lillian Street Clayton VIC 3168

Sold Price

^{RS} \$975,000 Sold Date 01-Apr-20

5 4 2

Distance 1.13km



2/2 Sinclair Street Oakleigh South VIC 3167

Sold Price

\$1,050,000

Sold Date 29-Feb-20

4 2 2

Distance 1.91km

RS = Recent sale

UN = Undisclosed Sale

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