

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

4/47 Margaret Street, Clayton Vic 3168

Indicative selling price

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

Single price

\$905,000

Median sale price

Median price

\$865,000

Property Type

Townhouse

Suburb

Clayton

Period - From

19/10/2021

to

18/10/2022

Source

REIV

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	3/50 Alice St CLAYTON 3168	\$932,500	14/10/2022
2	3/5 Manoon Rd CLAYTON SOUTH 3169	\$905,000	30/04/2022
3	1/82 Harlington St CLAYTON 3168	\$880,000	17/09/2022

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:

19/10/2022 09:59



4 3 1

Property Type: Townhouse (Res)

Land Size: 253 sqm approx

Agent Comments

-Council rate: \$1314 p.a
-Water rate: approx. \$650 p.a
-Body corporate fees: approx. \$1173 p.a

Indicative Selling Price

\$905,000

Median Townhouse Price

19/10/2021 - 18/10/2022: \$865,000

Comparable Properties



3/50 Alice St CLAYTON 3168 (REI)

Agent Comments

3 3 1

Price: \$932,500

Method: Private Sale

Date: 14/10/2022

Property Type: Townhouse (Single)



3/5 Manoon Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 2

Price: \$905,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Townhouse (Res)



1/82 Harlington St CLAYTON 3168 (REI)

Agent Comments

4 2 2

Price: \$880,000

Method: Auction Sale

Date: 17/09/2022

Property Type: Townhouse (Res)