

# 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

1/12 Atlantic Street, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$895,500 Property Type Townhouse Suburb Clayton

Period - From 20/03/2023 to 19/03/2024 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	1/10 Boyd Av OAKLEIGH EAST 3166	\$860,000	07/10/2023
2	2/39 Marshall Av CLAYTON 3168	\$740,000	18/01/2024
3	2/1414 North Rd CLAYTON 3168	\$705,000	23/09/2023

**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:

20/03/2024 13:20

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Townhouse Price**  
20/03/2023 - 19/03/2024: \$895,500

## Comparable Properties



1/10 Boyd Av OAKLEIGH EAST 3166 (REI)

Agent Comments



**Price:** \$860,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** Townhouse (Res)



2/39 Marshall Av CLAYTON 3168 (VG)

Agent Comments



**Price:** \$740,000  
**Method:** Sale  
**Date:** 18/01/2024  
**Property Type:** Flat/Unit/Apartment (Res)

2/1414 North Rd CLAYTON 3168 (REI/VG)

Agent Comments



**Price:** \$705,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** Townhouse (Res)

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