

# 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

1/44 Evelyn 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 \$780,000 & \$850,000

### Median sale price

Median price \$855,000 Property Type Townhouse Suburb Clayton

Period - From 09/11/2022 to 08/11/2023 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	1/46 Evelyn St CLAYTON 3168	\$860,000	03/09/2023
2	1/16 Flora Rd CLAYTON 3168	\$818,000	03/06/2023
3			

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:

09/11/2023 10:42

Michael Renzella  
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**Indicative Selling Price**

\$780,000 - \$850,000

**Median Townhouse Price**

09/11/2022 - 08/11/2023: \$855,000



3   2   2

**Property Type:** Single Level  
Residence

**Land Size:** 283 sqm approx

Agent Comments

## Comparable Properties



1/46 Evelyn St CLAYTON 3168 (REI)

Agent Comments

3   2   2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 03/09/2023

**Property Type:** Unit

**Land Size:** 290 sqm approx



1/16 Flora Rd CLAYTON 3168 (REI/VG)

Agent Comments

3   1   1

**Price:** \$818,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** Unit

**Land Size:** 250 sqm approx

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.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222