## 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

1/46 Evelyn Street, Clayton Vic 3168

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$780,000		&		\$840,000			
Median sale pi	rice							
Median price	\$750,000	Pro	operty Type	Unit			Suburb	Clayton
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	2/100 Moriah St CLAYTON 3168	\$900,000	24/06/2023
2	1/41 Manton Rd CLAYTON 3168	\$887,000	15/04/2023
3	1/70 Moriah St CLAYTON 3168	\$866,000	22/04/2023

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:

06/07/2023 16:24









**Property Type:** Flat/Unit/Apartment (Res) Agent Comments

Michael Renzella 03 9568 2000 0400 105 005 michael.renzella@raywhite.com

**Indicative Selling Price** \$780,000 - \$840,000 **Median Unit Price** Year ending March 2023: \$750,000

# **Comparable Properties**



2/100 Moriah St CLAYTON 3168 (REI)



Price: \$900,000 Method: Auction Sale Date: 24/06/2023 Property Type: Unit

Agent Comments

1/41 Manton Rd CLAYTON 3168 (REI)





Price: \$887,000 Method: Auction Sale Date: 15/04/2023 Property Type: Unit

1/70 Moriah St CLAYTON 3168 (REI/VG)



Agent Comments

Agent Comments



Price: \$866.000 Method: Auction Sale Date: 22/04/2023 Property Type: Unit Land Size: 300 sqm approx

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



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