## Statement of Information

## Single residential property located in the Melbourne metropolitan area

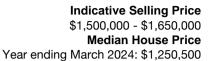
## Section 47AF of the Estate Agents Act 1980

Prope	rty offered for	sale							
Address Including suburb and postcode		13 Thomas Street, Clayton Vic 3168							
Indica	itive selling pri	ce							
For the	meaning of this	price see co	nsumer.vic.gov.aเ	ı/underquo	ting				
Rang	e between \$1,50	00,000	& \$1,650,000						
Media	n sale price								
Med	lian price \$1,250	,500 F	Property Type Hou	ıse		Suburb	Clayton		
Perio	d - From 01/04/2	2023 to	31/03/2024	Sc	ource	REIV			
Comp	arable propert	y sales (*D	elete A or B bel	ow as ap	plicab	ole)			
<b>A*</b>	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						Pr	rice	Date of sale	
1									
2									
3									
OR									
В*	The estate agent or agent's representative reasonably believes that fewer than three comparate properties were sold within two kilometres of the property for sale in the last six months.								
	This Statement of Information was prepared on:					on:	18/04/2024 15:55		





Peter Liu 0410380606



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Property Type: House (Previously Occupied - Detached) Land Size: 697 sqm approx

**Agent Comments** 

## Comparable Properties

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.

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