Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	rty offered f	or sale								
Address Including suburb and postcode		ind To Gale	19 Culshaw Avenue, Clayton South Vic 3169							
Indicat	tive selling	price								
For the	meaning of th	his price see	con	sumer.vic.gov	.au/ι	ınderquo	ting			
Range	e between \$1	1,700,000		&	\$1,80		,000			
Media	n sale price									
Medi	an price \$1,0	017,500	Property Type House					Suburb	Clayton Sou	ıth
Period	d - From 01/0	01/2024	to 31/03/2024 Source R				REIV	:IV		
Compa	arable prop	erty sales	(*De	lete A or B k	oelo	w as ap	plica	ble)		
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								F	Price	Date of sale
1										
2										
3										
OR										
B*				representative wo kilometres						ee comparable onths.
This Statement of Information was prepared on:							on:	26/04/2024 13:42		









Property Type: House (Res) Land Size: 774 sqm approx Agent Comments Michael Renzella 03 9568 2000 0400 105 005 michael.renzella@raywhite.com

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price March quarter 2024: \$1,017,500

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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