

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

2/42 Evelyn Street, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000 & \$770,000

Median sale price

Median price \$880,000 Property Type Townhouse Suburb Clayton

Period - From 01/02/2023 to 31/01/2024 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	2/9 Dunstan St CLAYTON 3168	\$762,000	16/11/2023
2	2/458 Haughton Rd CLAYTON SOUTH 3169	\$743,500	02/12/2023
3	1/64 Kionga St CLAYTON 3168	\$740,000	09/12/2023

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:

01/02/2024 12:57



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$730,000 - \$770,000

Median Townhouse Price

01/02/2023 - 31/01/2024: \$880,000

Comparable Properties



2/9 Dunstan St CLAYTON 3168 (REI/VG)

Agent Comments

 3  1  2

Price: \$762,000

Method: Sold Before Auction

Date: 16/11/2023

Property Type: Unit

Land Size: 216 sqm approx



2/458 Haughton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

 2  2  2

Price: \$743,500

Method: Auction Sale

Date: 02/12/2023

Property Type: Unit



1/64 Kionga St CLAYTON 3168 (REI)

Agent Comments

 3  1  1

Price: \$740,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit

Land Size: 267 sqm approx

Account - Woodards | P: 03 9568 1188 | F: 03 9568 3036