## 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

2/66 Marshall Avenue, Clayton Vic 3168

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,250,000		&		\$1,375,000			
Median sale p	ice							
Median price	\$870,000	Pro	operty Type	Том	nhouse		Suburb	Clayton
Period - From	08/07/2023	to	07/07/2024		So	ource	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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

08/07/2024 18:10



2/66 Marshall Avenue, Clayton Vic 3168



Peter Liu 0410380606 peter.liu@raywhite.com





Property Type: Agent Comments Indicative Selling Price \$1,250,000 - \$1,375,000 Median Townhouse Price 08/07/2023 - 07/07/2024: \$870,000

# **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.

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





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