

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

3 Colonel Street, Clayton Vic 3168

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,268,000

Property Type House

Suburb Clayton

Period - From 01/10/2022

to 30/09/2023

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	78 Kanooka Gr CLAYTON 3168	\$1,430,000	11/05/2023
2	49 Madeleine Rd CLAYTON 3168	\$1,361,000	15/07/2023
3	5 Prince Charles St CLAYTON 3168	\$1,180,000	29/07/2023

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:

23/10/2023 16:29



3 1 3

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

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending September 2023: \$1,268,000

Comparable Properties



78 Kanooka Gr CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$1,430,000
Method: Private Sale
Date: 11/05/2023
Property Type: House
Land Size: 700 sqm approx



49 Madeleine Rd CLAYTON 3168 (REI)

Agent Comments

3 1 2

Price: \$1,361,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 694 sqm approx



5 Prince Charles St CLAYTON 3168 (REI/VG)

Agent Comments

3 1 3

Price: \$1,180,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 704 sqm approx

Account - Atria Real Estate