## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 Eva Street, Clayton Vic 3168

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,295,750	Pro	operty Type	Ηοι	ise		Suburb	Clayton
Period - From	01/10/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	89 Eva St CLAYTON 3168	\$1,502,500	29/10/2023
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:

08/03/2024 15:04









**Property Type:** House **Land Size:** 750 sqm approx Agent Comments Michael Renzella 03 9568 2000 0400 105 005 michael.renzella@raywhite.com

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price December quarter 2023: \$1,295,750

# **Comparable Properties**



89 Eva St CLAYTON 3168 (REI/VG)



Price: \$1,502,500 Method: Auction Sale Date: 29/10/2023 Property Type: House (Res) Land Size: 705 sqm approx Agent Comments

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



propertydata

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