

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

4/5 Second Street, Clayton South Vic 3169

Indicative selling price

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

Range between

\$780,000

 &

\$840,000

Median sale price*

Median price

\$615,000

 Property Type

Unit

 Suburb

Clayton South

Period - From

23/05/2023

 to

23/11/2023

 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	2/22 Panorama St CLAYTON 3168	\$840,000	13/09/2023
2	15/29 Browns Rd CLAYTON 3168	\$835,000	13/06/2023
3	2/7 Wordsworth Av CLAYTON SOUTH 3169	\$795,000	28/10/2023

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:

23/11/2023 10:09



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$780,000 - \$840,000

Median Unit Price *

23/05/2023 - 23/11/2023: \$615,000

* Agent calculated median

Comparable Properties



2/22 Panorama St CLAYTON 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$840,000

Method: Private Sale

Date: 13/09/2023

Property Type: Townhouse (Single)

Land Size: 196 sqm approx



15/29 Browns Rd CLAYTON 3168 (REI/VG)

Agent Comments

3 3 2

Price: \$835,000

Method: Private Sale

Date: 13/06/2023

Property Type: Townhouse (Single)



2/7 Wordsworth Av CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 2

Price: \$795,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999