

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

40 Jackson Green Boulevard, Clayton South Vic 3169
--

Indicative selling price

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

Range between

\$720,000

 &

\$760,000

Median sale price

Median price

\$877,000

 Property Type

Townhouse

 Suburb

Clayton South

Period - From

08/04/2023

 to

07/04/2024

 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	2/1331-1333 Centre Rd CLAYTON 3168	\$770,000	22/02/2024
2	3/850 Blackburn Rd CLAYTON 3168	\$755,000	12/03/2024
3	2/42 Evelyn St CLAYTON 3168	\$748,000	27/03/2024

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:

08/04/2024 10:26



Property Type: Townhouse

Land Size: 135 sqm approx

Agent Comments

Comparable Properties



2/1331-1333 Centre Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 22/02/2024

Property Type: Townhouse (Single)



3/850 Blackburn Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 12/03/2024

Property Type: Townhouse (Single)



2/42 Evelyn St CLAYTON 3168 (REI)

Agent Comments



Price: \$748,000

Method: Private Sale

Date: 27/03/2024

Property Type: Townhouse (Single)