

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 43 Knight Street, Clayton South Vic 3169

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$850,500 Property Type Townhouse Suburb Clayton South

Period - From 12/02/2023 to 11/02/2024 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	26 Helena St CLAYTON SOUTH 3169	\$955,000	21/12/2023
2			
3			

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: 12/02/2024 11:03

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Indicative Selling Price

\$750,000 - \$820,000

Median Townhouse Price

12/02/2023 - 11/02/2024: \$850,500



Property Type: HOUSE

Land Size: 313 sqm approx

Agent Comments

Comparable Properties



26 Helena St CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$955,000

Method: Private Sale

Date: 21/12/2023

Property Type: House

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.