

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

89 Eva Street, Clayton Vic 3168

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,240,000 Property Type House Suburb Clayton

Period - From 01/07/2022 to 30/06/2023 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	5 Prince Charles St CLAYTON 3168	\$1,180,000	29/07/2023
2	96 Moriah St CLAYTON 3168	\$1,070,000	19/08/2023
3	37 Edinburgh St CLAYTON 3168	\$1,032,000	15/09/2023

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:

03/10/2023 20:23



Property Type: House (Res)
Land Size: 693 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending June 2023: \$1,240,000

Comparable Properties



5 Prince Charles St CLAYTON 3168 (REI)

Agent Comments



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



96 Moriah St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 715 sqm approx

37 Edinburgh St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,032,000
Method: Sold Before Auction
Date: 15/09/2023
Property Type: House (Res)
Land Size: 707 sqm approx

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