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	4 Belmont Avenue, Clayton Vic 3168
Including suburb and	·
postcode	

Indicative selling price

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

Range between \$1,999,000	&	\$2,198,900
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Median sale price

Median price	\$1,289,694	Pro	perty Type	House		Suburb	Clayton
Period - From	13/01/2021	to	12/01/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	11 Murray St CLAYTON 3168	\$1,800,000	06/11/2021
2	48 Alice St CLAYTON 3168	\$1,290,500	17/07/2021
3	62 Margaret St CLAYTON 3168	\$1,264,000	13/11/2021

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:	13/01/2022 11:35













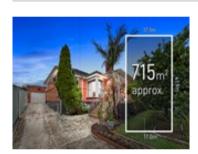
Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

Indicative Selling Price \$1,999,000 - \$2,198,900 Median House Price 13/01/2021 - 12/01/2022: \$1,289,694

Agent Comments

Comparable Properties



11 Murray St CLAYTON 3168 (REI)

3





Agent Comments

Price: \$1,800,000 **Method:** Auction Sale **Date:** 06/11/2021

Property Type: House (Res) **Land Size:** 715 sqm approx



48 Alice St CLAYTON 3168 (REI)

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Price: \$1,290,500 Method: Auction Sale Date: 17/07/2021 Property Type: House Land Size: 700 sqm approx **Agent Comments**



62 Margaret St CLAYTON 3168 (REI)

-3





Price: \$1,264,000 **Method:** Auction Sale **Date:** 13/11/2021

Property Type: House (Res) **Land Size:** 697 sqm approx

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



