

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

3/2 Thompson Street, Clayton Vic 3168

Indicative selling price

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

Range between \$570,000 & \$599,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Clayton

Period - From 01/04/2024 to 30/06/2024 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	4/3 Stockdale Av CLAYTON 3168	\$570,000	22/05/2024
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:

02/09/2024 15:02

3/2 Thompson Street, Clayton Vic 3168

RayWhite

John Chen
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Indicative Selling Price

\$570,000 - \$599,000

Median Unit Price

June quarter 2024: \$760,000



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



4/3 Stockdale Av CLAYTON 3168 (VG)

Agent Comments

 2  -  -

Price: \$570,000

Method: Sale

Date: 22/05/2024

Property Type: Flat/Unit/Apartment (Res)

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.

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



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