

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

1/18 Colonel Street, Clayton Vic 3168

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$858,888 Property Type Townhouse Suburb Clayton

Period - From 30/10/2023 to 29/10/2024 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	2/9 Prince St CLAYTON 3168	\$895,000	01/07/2024
2	1/33 Prince Charles St CLAYTON 3168	\$920,000	15/06/2024
3	8 Yarram Cr CLAYTON 3168	\$935,000	15/05/2024

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:

30/10/2024 14:34



Property Type: House (Res)

Land Size: 200 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

30/10/2023 - 29/10/2024: \$858,888

Comparable Properties

2/9 Prince St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$895,000

Method: Private Sale

Date: 01/07/2024

Property Type: Townhouse (Res)



1/33 Prince Charles St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 15/06/2024

Property Type: Townhouse (Res)

Land Size: 202 sqm approx

8 Yarram Cr CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$935,000

Method: Sold Before Auction

Date: 15/05/2024

Property Type: Townhouse (Res)

Land Size: 171 sqm approx