

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

3/35 Edinburgh Street Clayton VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$755,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,500

Property type

House

Suburb

Clayton

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

1/12-14 Surrey Crescent Oakleigh East VIC 3166	\$751,200	15-Feb-20
16A Banksia Street Clayton VIC 3168	\$766,000	21-Mar-20
3/34 Valley Street Oakleigh South VIC 3167	\$820,200	22-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 04 June 2020



1/12-14 Surrey Crescent Oakleigh East VIC 3166

 3  2  1

Sold Price

\$751,200

Sold Date **15-Feb-20**

Distance **0.75km**



16A Banksia Street Clayton VIC 3168

 3  2  2

Sold Price

\$766,000

Sold Date **21-Mar-20**

Distance **0.41km**



3/34 Valley Street Oakleigh South VIC 3167

 3  2  2

Sold Price

\$820,200

Sold Date **22-Feb-20**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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