

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

40 Browns Road 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

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,291,000

Property type

House

Suburb

Clayton

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/16 View Street Clayton VIC 3168	\$1,000,000	18-Dec-21
30 Marshall Avenue Clayton VIC 3168	\$1,050,000	20-Nov-21
26 Robinson Street Clayton VIC 3168	\$1,100,000	14-Jan-22

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: 21 February 2022



2/16 View Street Clayton VIC 3168

Sold Price

^{RS} **\$1,000,000**

Sold Date

18-Dec-21

3

2

2

Distance

1.42km



30 Marshall Avenue Clayton VIC 3168

Sold Price

\$1,050,000

Sold Date

20-Nov-21

4

1

1

Distance

1.41km



26 Robinson Street Clayton VIC 3168

Sold Price

^{RS} **\$1,100,000**

Sold Date

14-Jan-22

3

1

1

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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