

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 37 Beddoe Avenue, Clayton Vic 3168

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$1,721,135 House X Unit Suburb Clayton

Period - From 01/07/2018 to 30/09/2018 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	45 Marshall Av CLAYTON 3168	\$1,750,000	18/08/2018
2	36 Koonawarra St CLAYTON 3168	\$1,520,000	26/06/2018
3	1931 Dandenong Rd CLAYTON 3168	\$1,721,135	07/08/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 740 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

September quarter 2018: \$1,721,135

Comparable Properties



45 Marshall Av CLAYTON 3168 (REI)

Agent Comments



Price: \$1,750,000 **Method:**
Auction Sale **Date:** 18/08/2018
Rooms: 8
Property Type: House (Res)



36 Koonawarra St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,520,000
Method: Private Sale
Date: 26/06/2018
Rooms: -
Property Type: House



1931 Dandenong Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$1,721,135
Method: Sold Before Auction
Date: 07/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 700 sqm approx