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	1/26 Banksia Street, Clayton Vic 3168

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $715,000 Property Type Unit Suburb Clayton

Period - From 01/10/2019 to 31/12/2019 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	1/14 Alice St CLAYTON 3168	$795,000	14/12/2019
2	1/81 Kionga St CLAYTON 3168	$742,000	19/12/2019
3	1/73 Jaguar Dr CLAYTON 3168	$715,000	23/12/2019

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: 19/02/2020 11:38

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Property Type:
Flat/Unit/Apartment (Res)
Land Size: 385 (approx) sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
December quarter 2019: $715,000

Comparable Properties

1/14 Alice St CLAYTON 3168 (REI)

3 2 2

Price: $795,000
Method: Auction Sale
Date: 14/12/2019
Rooms: 4
Property Type: Unit

Agent Comments

1/81 Kionga St CLAYTON 3168 (REI)

4 2 1

Price: $742,000
Method: Private Sale
Date: 19/12/2019
Rooms: 5
Property Type: Unit

Agent Comments

1/73 Jaguar Dr CLAYTON 3168 (REI)

3 1 1

Price: $715,000
Method: Sold Before Auction
Date: 23/12/2019
Property Type: Unit
Land Size: 318 sqm approx

Agent Comments

Account - Woodards Oakleigh | P: 03 9568 1188 | F: 03 9568 3036

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.