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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

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### PROPERTY OFFERED FOR SALE

**1/92 Ormond Road, Clayton, VIC 3168**

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### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$660,000 & \$720,000**

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### MEDIAN SALE PRICE

**Median price \$515,000 | Unit | Clayton (3168)**

**Period - From 24 April 2017 to 24 October 2017 | Source - Pricfinder**

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### COMPARABLE PROPERTY SALES

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
<b>2/67 CARINISH RD, CLAYTON VIC 3168</b>	<b>\$642,000</b>	<b>17/06/2017</b>
<b>2/23 BYRON ST, CLAYTON SOUTH VIC 3169</b>	<b>\$712,000</b>	<b>14/10/2017</b>
<b>4/32 MADELEINE RD, CLAYTON VIC 3168</b>	<b>\$667,000</b>	<b>05/05/2017</b>