
STATEMENT OF INFORMATIONFOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

124/1457 North Road, Clayton, VIC 3168

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting**Range Between \$190,000 & \$209,000**

MEDIAN SALE PRICE

Median price \$540,000 | Unit | Clayton (3168)**Period - From 16 May 2017 to 19 September 2017 | Source - www.realestate.com**

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
212/1453-1457 NORTH RD, CLAYTON VIC 3168	\$170,000	18/04/2017
102/1453-1457 NORTH RD, CLAYTON VIC 3168	\$140,000	15/06/2017
G20/1457 NORTH RD, CLAYTON VIC 3168	\$240,000	09/08/2017

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

Area Specialist Pty Ltd - 03 8586 6411
Shop 13, Aspendale Gardens Shopping Centre, Narelle Dr, Aspendale Gardens
3195