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

1/40 Evelyn Street, Clayton Vic 3168

Indicative selling price

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

Range between	n \$0		&	\$C)			
Median sale p	rice							
Median price	\$1,275,000	House	x	Unit		Subur	Clayton	

Median price	\$1,275,000	Ηοι	ise X	Unit		Suburb	Clayton
Period - From	01/04/2017	to	30/06/2017		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 sixmonths 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		
2		
3		

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.

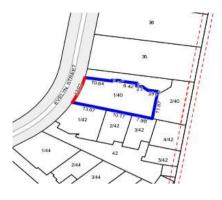
Account - First National Real Estate Clayton

propertydata

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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.

1/40 Evelyn Street, Clayton Vic 3168





Rooms: Property Type: Agent Comments Abby Wang 0412 382 181 abbywang@jxre.com.au

Indicative Selling Price \$0 - \$0 Median House Price June quarter 2017: \$1,275,000

Comparable Properties



1/71 Kanooka Gr CLAYTON 3168 (REI)



Price: \$856,500 Method: Auction Sale Date: 20/05/2017 Rooms: -Property Type: Unit Agent Comments

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.

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