



 3  2  2

Rooms:
Property Type:
Land Size:

Agent Comments

Brand new 19.6sq townhouse with own street frontage, separate driveway. Luxury finishes throughout

Indicative Selling Price

\$780,000 - \$858,000

Median House Price

Year ending March 2017: \$771,000

Comparable Properties



3/12 Burns Av CLAYTON SOUTH 3169 (REI)

 4  3  2

Price: \$803,000

Method: Auction Sale

Date: 11/03/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size:

Agent Comments

Rear townhouse in block of 3 offering similar accommodation. Shares a driveway but benefits from a double garage. Positioned in an inferior location.



2/46 Panorama St CLAYTON 3168 (REI)

 3  2  1

Price: \$883,500

Method: Auction Sale

Date: 18/02/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 280 sqm

Agent Comments

Larger rear townhouse with shared driveway



1/40 View St CLAYTON 3168 (REI/VG)

 3  2  2

Price: \$865,000

Method: Sold Before Auction

Date: 14/12/2016

Rooms: 5

Property Type: Unit

Land Size:

Agent Comments

Front established townhouse with shared driveway. Features double garage.

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

1/24 Byron Street, Clayton South Vic 3169

Indicative selling price

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

Range between \$780,000 & \$858,000

Median sale price

Median price \$771,000

House X

Suburb Clayton South

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/12 Burns Av CLAYTON SOUTH 3169	\$803,000	11/03/2017
2/46 Panorama St CLAYTON 3168	\$883,500	18/02/2017
1/40 View St CLAYTON 3168	\$865,000	14/12/2016