

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 2 Second Street Clayton South

Indicative selling price

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

Single price: \$920,000

Median sale price

Median price: \$920,000 House Suburb: Clayton South Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

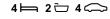
Comparable property sales

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.



48 Mcmillan St CLAYTON SOUTH Sold by Auction \$962,000

Sold by Auction \$962,000 Date Sold Jul 2017 Land 723 SqM



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1448 Centre Rd CLAYTON SOUTH

Presenting an outstanding opportunity in a highly sought-after location, this substantial parcel of land (700m2 approx), with very

Sold by Auction \$970,000 Date Sold Jun 2017 Land 699 SqM



8 Frank Av CLAYTON SOUTH

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An array of rewarding approaches including redevelopment or replacement (STCA) can be taken towards this original 3

Sold by Auction \$920,000 Date Sold May 2017 Land 600 SqM