Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

12 Hourigan Avenue Clayton, 3168

Indicative selling price

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

Range between $1,350,000.00 & $1,450,000.00

Median sale price

Median price $1,040,000.00 Property Type HOUSE Suburb CLAYTON

Period - From 01-Jul-2018 to 30-Jun-2019 Source RP Data

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
1	1472 North Road Clayton VIC 3168	$1,420,000.00	29-Jul-2019
2	31 Thomas Street Clayton VIC 3168	$1,400,000.00	04-May-2019
3	1470 North Road Clayton VIC 3168	$1,295,000.00	29-Mar-2019

This statement of information was prepared on 24-Jun-2020 at 4:16:17 PM EST