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	2/1418 North Road, Clayton VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$925,000	~~or range between~~		&	

Median sale price

Median price	$650,000	Property type	Unit	Suburb	Clayton
Period - From	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

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 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
1/12 Coane Street, Oakleigh East 3166	$930,000	12-Apr-21
3/69 Eva Street, Clayton VIC 3168	$937,000	10-May-21
1/58 Fulton Street Clayton VIC 3168	$875,000	26-Mar-21

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.~~

This Statement of Information was prepared on: 3 July 2021