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	4/2 Penn Street 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~~		or range between	$550,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$722,500	Property type	Unit	Suburb	Clayton
Period-from	01 Nov 2020	to	31 Oct 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 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
2/81 Eva Street Clayton VIC 3168	$600,000	23-Jul-21
2/45 Bevan Avenue Clayton South VIC 3169	$562,265	17-Jul-21
1/21 Tennyson Avenue Clayton South VIC 3169	$585,000	25-May-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 6 months.~~

This Statement of Information was prepared on: 19 November 2021

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2/81 Eva Street Clayton VIC 3168

2 1 1

Sold Price **$600,000** Sold Date **23-Jul-21**

Distance **0.37km**



2/45 Bevan Avenue Clayton South VIC 3169

2 1 1

Sold Price **$562,265** Sold Date **17-Jul-21**

Distance **2.1km**



1/21 Tennyson Avenue Clayton South VIC 3169

3 1 2

Sold Price **$585,000** Sold Date **25-May-21**

Distance **2.11km**

RS = Recent sale **UN** = Undisclosed Sale

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