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	3/11 Iona Street, Clayton Vic 3168

Indicative selling price

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

Single price $720,000

Median sale price

Median price $870,000 Property Type Townhouse Suburb Clayton

Period - From 01/10/2023 to 30/09/2024 Source REIV

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	98 Ormond Rd CLAYTON 3168	$716,500	17/08/2024
2			
3			

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: 01/10/2024 15:07

3/11 Iona Street, Clayton Vic 3168

Sarah Gursansky
9593 4500
0467 533 309
sarahgursansky@jelliscraig.com.au



3 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$720,000
Median Townhouse Price
01/10/2023 - 30/09/2024: $870,000

Comparable Properties

98 Ormond Rd CLAYTON 3168 (REI)

3 1 2

Price: $716,500
Method:
Date: 17/08/2024
Property Type: Townhouse (Single)

Agent Comments

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.

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