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	2/21 Thomas Street, Clayton Vic 3168

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $889,000 Property Type Townhouse Suburb Clayton

Period - From 25/07/2023 to 24/07/2024 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	2/111 Kanooka Gr CLAYTON 3168	$868,000	20/07/2024
2	1/35 Edinburgh St CLAYTON 3168	$830,000	03/06/2024
3	2/11b Rosebank Av CLAYTON SOUTH 3169	$785,000	18/05/2024

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: 25/07/2024 15:15

2/21 Thomas Street, Clayton Vic 3168

Peter Liu
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Townhouse Price
25/07/2023 - 24/07/2024: $889,000

Comparable Properties

2/111 Kanooka Gr CLAYTON 3168 (REI)

3 2 -

Agent Comments

Price: $868,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Townhouse (Res)



1/35 Edinburgh St CLAYTON 3168 (REI)

3 2 2

Agent Comments

Price: $830,000
Method: Private Sale
Date: 03/06/2024
Property Type: Townhouse (Single)
Land Size: 195 sqm approx



2/11b Rosebank Av CLAYTON SOUTH 3169 (REI)

3 2 2

Agent Comments

Price: $785,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)

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