

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

30 Marshall Avenue 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

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

3/55 Marshall Avenue Clayton VIC 3168	\$917,000	16-Mar-21
2/65 Marshall Avenue Clayton VIC 3168	\$880,000	31-May-21
47 Clayton Road Oakleigh East VIC 3166	\$1,075,000	13-Feb-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.~~

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Rene Wrzos

P 99757888

M 0413330357

E renewrzos@jxre.com.au



3/55 Marshall Avenue Clayton VIC 3168

Sold Price

\$917,000

Sold Date

16-Mar-21

4 3 2

Distance

0.23km



2/65 Marshall Avenue Clayton VIC 3168

Sold Price

\$880,000

Sold Date

31-May-21

4 2 2

Distance

0.32km



47 Clayton Road Oakleigh East VIC 3166

Sold Price

\$1,075,000

Sold Date

13-Feb-21

4 2 2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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