

## 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

2/2 Fairbank Road Clayton South VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$787,500

Property type

Other

Suburb

Clayton South

Period-from

01 Feb 2020

to

31 Jan 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

14 Clarevale Street Clayton South VIC 3169	\$700,200	19-Dec-20
1458 Centre Road Clayton South VIC 3169	\$720,000	05-Dec-20
4/8-10 Hayden Road Clayton South VIC 3169	\$725,000	30-Nov-20

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: 03 February 2021

**14 Clarevale Street Clayton South  
VIC 3169**

3 2 2

Sold Price

RS

**\$700,200**

Sold Date

**19-Dec-20**

Distance

**1.87km****1458 Centre Road Clayton South  
VIC 3169**

3 2 2

Sold Price

RS

**\$720,000**

Sold Date

**05-Dec-20**

Distance

**1.6km****4/8-10 Hayden Road Clayton South  
VIC 3169**

3 2 2

Sold Price

**\$725,000**

Sold Date

**30-Nov-20**

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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