



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/20 Belmont Avenue,  
CLAYTON 3168

House

4 beds

2 baths

6 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,300,000 - \$1,420,000**

### Median sale price

Median **House** for **CLAYTON** for period **Jan 2018 - Mar 2018**

Sourced from **REIV**.

**\$1,262,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**186 Clayton Rd,**  
Clayton 3168

Price **\$1,405,000** Sold 23  
December 2017

**29 Dennis St,**  
Clayton 3168

Price **\$1,380,000** Sold 06  
April 2018

**25 Eva St,**  
Clayton 3168

Price **\$1,371,000** Sold 17  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Boutique Estate Agency

Shop 12, 46 Outlook Drive,  
Dandenong North VIC 3175

### Contact agents



Steve Marolda

03 9795 8889

0407 313 558

[steve@boutiqueestate.com.au](mailto:steve@boutiqueestate.com.au)

