Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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1728 DANDENONG ROAD CLAYTON VIC 3168						
ce see consumer.vio	c.gov.au	ı/underquot	ing (*D	elete single pric	e or range	as applicable)
\$190,000		or range between			&	
Median sale price (*Delete house or unit as applicable)						
\$670,750	Property type			Unit	Suburb	Clayton
01 Mar 2023	to	to 29 Feb 2024		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						
	\$190,000 \$190,000 \$670,750 01 Mar 2023 sales (*Delete Arproperties sold with ont's representative of the sales (*Sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's representative of the sales (*Delete Arproperties sold with ont's sold with	1728 DANDENONG I	to see consumer.vic.gov.au/underquot \$190,000 or range between \$670,750 Property type O1 Mar 2023 to 29 Feb 2 sales (*Delete A or B below as a properties sold within two kilometres on the representative considers to be more	the see consumer.vic.gov.au/underquoting (*D \$190,000 or range between population) population \$670,750 Property type 01 Mar 2023 to 29 Feb 2024 sales (*Delete A or B below as application properties sold within two kilometres of the population representative considers to be most compared to the population of the po	the see consumer.vic.gov.au/underquoting (*Delete single price \$190,000 or range between populate) \$670,750 Property type Unit 01 Mar 2023 to 29 Feb 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale of the property for sale of the property sale of the property sold to the p	1728 DANDENONG ROAD CLAYTON VIC 3168 The see consumer.vic.gov.au/underquoting (*Delete single price or range \$190,000 or range between \$190,000 Property type Unit Suburb \$670,750 Property type Unit Suburb \$100 Mar 2023 to 29 Feb 2024 Source \$100 Sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last of the property for sale in the last ont's representative considers to be most comparable to the property for sale in the last of the property

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: 07 March 2024



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