

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

2/695 HEATHERTON ROAD CLAYTON SOUTH VIC 3169

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

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jan 2024

to

31 Dec 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

1/245 WESTALL ROAD CLAYTON SOUTH VIC 3169	\$905,000	24-Sep-24
7A BRONWYN COURT CLAYTON SOUTH VIC 3169	\$1,010,000	11-Nov-24
10 BESWICK STREET CLAYTON SOUTH VIC 3169	\$1,020,000	12-Oct-24

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: 10 January 2025



**1/245 WESTALL ROAD CLAYTON
SOUTH VIC 3169**

4 3 4

Sold Price **\$905,000** Sold Date **24-Sep-24**

Distance **0.32km**



**7A BRONWYN COURT CLAYTON
SOUTH VIC 3169**

4 2 1

Sold Price ^{RS} **\$1,010,000** ^{UN} Sold Date **11-Nov-24**

Distance **0.38km**



**10 BESWICK STREET CLAYTON
SOUTH VIC 3169**

4 3 2

Sold Price **\$1,020,000** Sold Date **12-Oct-24**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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