

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

1/458 HAUGHTON 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

\$620,000

&

\$680,000

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

2/22 HADKINSON STREET CLAYTON SOUTH VIC 3169	\$690,000	20-Sep-24
3/28 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$681,000	30-Nov-24
466D HAUGHTON ROAD CLAYTON SOUTH VIC 3169	\$670,000	21-Jan-25

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: 22 January 2025



**2/22 HADKINSON STREET
CLAYTON SOUTH VIC 3169**

3 1 1

Sold Price **\$690,000** Sold Date **20-Sep-24**

Distance **0.41km**



**3/28 WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price ^{RS} **\$681,000** Sold Date **30-Nov-24**

Distance **0.85km**



**466D HAUGHTON ROAD CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price **\$670,000** Sold Date **21-Jan-25**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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