

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

7 Hourigan Avenue, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Clayton

Period - From 01/10/2024

to 31/12/2024

Source REIV

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 six 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	57 Jaguar Dr CLAYTON 3168	\$1,350,000	30/11/2024
2	16 Bevan Av CLAYTON SOUTH 3169	\$1,206,000	30/11/2024
3	22 Myriong St CLAYTON 3168	\$1,370,888	23/10/2024

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 six months.~~

This Statement of Information was prepared on:

11/03/2025 11:08



Property Type: HOUSE

Land Size: 1296 sqm approx

Agent Comments

Comparable Properties



57 Jaguar Dr CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 726 sqm approx



16 Bevan Av CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$1,206,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 664 sqm approx



22 Myriong St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,370,888

Method: Private Sale

Date: 23/10/2024

Property Type: House

Land Size: 741 sqm approx