

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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2024

to

31 Jan 2025

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
5/21-23 WILBERTON DRIVE SPRINGVALE VIC 3171	\$817,000	30-Nov-24
15 JAFFNA PLACE SPRINGVALE SOUTH VIC 3172	\$780,000	22-Nov-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: 11 February 2025



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

4 3 4

Sold Price

\$905,000

Sold Date **24-Sep-24**

Distance **0.32km**



**5/21-23 WILBERTON DRIVE
SPRINGVALE VIC 3171**

4 2 2

Sold Price

^{RS} **\$817,000**

Sold Date **30-Nov-24**

Distance **1.32km**



**15 JAFFNA PLACE SPRINGVALE
SOUTH VIC 3172**

4 3 1

Sold Price

\$780,000

Sold Date **22-Nov-24**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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