

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

1/16 HAYDEN 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,625

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2021

to

30 Apr 2022

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

1/699-701 HEATHERTON ROAD CLAYTON SOUTH VIC 3169	\$700,000	28-Feb-22
1/23 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$806,000	19-Feb-22
39 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$805,000	26-Mar-22

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: 20 May 2022



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**1/699-701 HEATHERTON ROAD
CLAYTON SOUTH VIC 3169**

3 2 2

Sold Price **\$700,000** Sold Date **28-Feb-22**

Distance **0.21km**



**1/23 TENNYSON AVENUE
CLAYTON SOUTH VIC 3169**

3 3 2

Sold Price **\$806,000** Sold Date **19-Feb-22**

Distance **-**



**39 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

4 2 1

Sold Price **\$805,000** Sold Date **26-Mar-22**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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