

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

21 Stockdale Avenue, Clayton Vic 3168

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	36 Renver Rd CLAYTON 3168	\$1,426,000	19/10/2024
2	12 Royalty St CLAYTON 3168	\$1,350,000	15/10/2024
3	15 Murdo Rd CLAYTON 3168	\$1,330,000	09/10/2024

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:

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2024: \$1,350,000



Property Type: House (Previously Occupied - Detached)

Land Size: 758 sqm approx

Agent Comments

Comparable Properties

36 Renver Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,426,000

Method: Auction Sale

Date: 19/10/2024

Property Type: House (Res)

Land Size: 724 sqm approx



12 Royalty St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 15/10/2024

Property Type: House

Land Size: 727 sqm approx



15 Murdo Rd CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,330,000

Method: Private Sale

Date: 09/10/2024

Property Type: House (Res)

Land Size: 715 sqm approx

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