

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

6/22-24 Hayden Road, Clayton South Vic 3169

Indicative selling price

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

Single price

\$790,000

Median sale price

Median price

\$727,944

Property Type

Unit

Suburb

Clayton South

Period - From

01/04/2023

to

31/03/2024

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	25 Quarter Cirt SPRINGVALE 3171	\$780,000	22/02/2024
2	505 Clayton Rd CLAYTON SOUTH 3169	\$780,888	02/12/2023
3	1 Quarter Cirt SPRINGVALE 3171	\$768,000	12/02/2024

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:

20/04/2024 17:59



3 2 2

Property Type: Townhouse
(Single)
Land Size: 211 sqm approx
Agent Comments

Indicative Selling Price
\$790,000
Median Unit Price
Year ending March 2024: \$727,944

Comparable Properties



25 Quarter Cirt SPRINGVALE 3171 (REI)

Agent Comments

3 2 2

171sqm

Price: \$780,000
Method:
Date: 22/02/2024
Property Type: Townhouse (Single)



505 Clayton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 2

191sqm

Price: \$780,888
Method:
Date: 02/12/2023
Property Type: Townhouse (Single)



1 Quarter Cirt SPRINGVALE 3171 (REI/VG)

Agent Comments

3 2 2

Price: \$768,000
Method: Private Sale
Date: 12/02/2024
Property Type: Townhouse (Single)
Land Size: 174 sqm approx