### 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		

Single price \$790,000

#### Median sale price

Median price	\$727,944	Pro	perty Type Unit	t	Suburb	Clayton South
Period - From	01/04/2023	to	31/03/2024	Sourc	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.

Add	dress 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



# **RT Edgar**





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

 Image: 3
 Image: 2
 Image: 2

 171sqm
 171sqm

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



505 Clayton Rd CLAYTON SOUTH 3169 (REI)

**2** 2

Agent Comments 191sqm

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

2



1 Quarter Cirt SPRINGVALE 3171 (REI/VG)



Agent Comments

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

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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