

## 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

202/124 CLAYTON ROAD CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

Other

Suburb

Clayton

Period-from

01 Oct 2022

to

30 Sep 2023

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

6/265 CLAYTON ROAD CLAYTON VIC 3168	\$455,000	12-Jul-23
5/1796-1800 DANDENONG ROAD CLAYTON VIC 3168	\$491,999	18-May-23
G13/2 CLARKSON COURT CLAYTON VIC 3168	\$450,000	27-Jun-23

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: 23 October 2023



**6/265 CLAYTON ROAD CLAYTON  
VIC 3168**

Sold Price

**\$455,000**

Sold Date

**12-Jul-23**

2

1

2

Distance

**1.3km**



**5/1796-1800 DANDENONG ROAD  
CLAYTON VIC 3168**

Sold Price

**\$491,999**

Sold Date

**18-May-23**

2

2

1

Distance

**1.22km**



**G13/2 CLARKSON COURT  
CLAYTON VIC 3168**

Sold Price

**\$450,000**

Sold Date

**27-Jun-23**

2

2

1

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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