

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

G24/1728 DANDENONG ROAD CLAYTON VIC 3168

Indicative selling price

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

Single Price

\$180,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,800

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2024

to

31 Dec 2024

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

214/1728 DANDENONG ROAD CLAYTON VIC 3168	\$170,000	22-Nov-24
244/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$212,000	21-Oct-24
250/662-678 BLACKBURN ROAD NOTTING HILL VIC 3168	\$175,000	10-Sep-24

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: 22 January 2025

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**214/1728 DANDENONG ROAD
CLAYTON VIC 3168**

 1  1  -

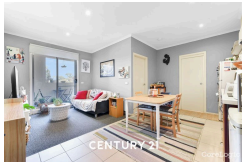
Sold Price

\$170,000

Sold Date **22-Nov-24**

Distance

0.02km



**244/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

 1  1  -

Sold Price

\$212,000

Sold Date **21-Oct-24**

Distance

1.84km



**250/662-678 BLACKBURN ROAD
NOTTING HILL VIC 3168**

 1  1  -

Sold Price

\$175,000

Sold Date **10-Sep-24**

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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