

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	426 Haughton Road Clayton, 3168
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Indicative selling price

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

Range between	\$1,250,000 & \$1,375,000
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Median sale price

Median price	\$1,150,000	Property Type	HOUSE	Suburb	CLAYTON
Period - From	01-Dec-2021	to	30-Nov-2022	Source	Corelogic

Comparable property sales

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	49 STOCKDALE AVENUE, CLAYTON 3168	\$1,388,888	23-Nov-2022
2	60 KOONAWARRA STREET, CLAYTON 3168	\$1,300,000	01-Aug-2022
3	22 BELMONT AVENUE, CLAYTON 3168	\$1,350,000	18-Jun-2022

This statement of information was prepared on 09-Jun-2023 at 11:01:08 AM EST