

# 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

9 Marshall Avenue, Clayton, VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,550,000

&

\$1,650,000

### Median sale price

Median price

\$1,184,444

Property Type

House

Suburb

Clayton

Period - From

09/06/2024

to

08/12/2024

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

	Address of comparable property	Price	Date of sale
1	2039 Dandenong Road Clayton Vic 3168	\$1,602,000	2024-08-30
2	42 Koonawarra Street Clayton Vic 3168	\$1,541,000	2024-06-28

This Statement of Information was prepared on:

09/12/2024