

## 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

2/1784 DANDENONG ROAD CLAYTON VIC 3168

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2021

to

30 Jun 2022

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

19/163 CARINISH ROAD CLAYTON VIC 3168	\$580,000	25-Jun-22
1/34 HOURIGAN AVENUE CLAYTON VIC 3168	\$650,000	09-Jul-22
3/1439 CENTRE ROAD CLAYTON VIC 3168	\$535,000	27-Jun-22

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: 27 July 2022

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**19/163 CARINISH ROAD CLAYTON  
VIC 3168**
 3    1    1

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date

**25-Jun-22**

Distance

**1.14km**

**1/34 HOURIGAN AVENUE  
CLAYTON VIC 3168**
 2    1    1

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**09-Jul-22**

Distance

**0.48km**

**3/1439 CENTRE ROAD CLAYTON  
VIC 3168**
 2    1    1

Sold Price

**\$535,000**

Sold Date

**27-Jun-22**

Distance

**1.41km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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