Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	1 Hayden Road, Clayton South Vic 3169
Including suburb and	
postcode	

Indicative selling price

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

	Range between	\$660,000	&	\$720,000
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Median sale price

Median price	\$1,000,500	Pro	perty Type	House		Suburb	Clayton South
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		Date of care
1	2 Bronwyn Ct CLAYTON SOUTH 3169	\$700,000	16/11/2024
2	6 Finchley Ct SPRINGVALE SOUTH 3172	\$650,000	01/11/2024
3	25 Newcomen Rd SPRINGVALE 3171	\$740,000	25/10/2024

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 six months.

This Statement of Information was prepared on:	22/02/2025 16:11



Date of sale



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Indicative Selling Price \$660,000 - \$720,000 **Median House Price**

Year ending December 2024: \$1,000,500

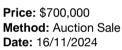


Property Type: House Land Size: 586 sqm approx **Agent Comments**

Comparable Properties

2 Bronwyn Ct CLAYTON SOUTH 3169 (REI)

Agent Comments



Property Type: House (Res) Land Size: 560 sqm approx

6 Finchley Ct SPRINGVALE SOUTH 3172 (VG)

Agent Comments

Price: \$650,000 Method: Sale Date: 01/11/2024

Property Type: House (Res) Land Size: 545 sqm approx



25 Newcomen Rd SPRINGVALE 3171 (VG)

Agent Comments

Price: \$740,000 Method: Sale Date: 25/10/2024

Property Type: House (Res) Land Size: 593 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



