

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

3/1 MADELEINE 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

or range
between

\$1,000,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2023

to

31 Aug 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

2/24 HOURIGAN AVENUE CLAYTON VIC 3168	\$998,000	27-May-24
2/25 JAGUAR DRIVE CLAYTON VIC 3168	\$1,085,000	06-Apr-24
1/44 STOCKDALE AVENUE CLAYTON VIC 3168	\$980,000	27-Apr-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: 21 September 2024

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**2/24 HOURIGAN AVENUE
CLAYTON VIC 3168**

 Sold Price **\$998,000** Sold Date **27-May-24**
 4  3  2

 Distance **0.56km**

2/25 JAGUAR DRIVE CLAYTON VIC 3168

 Sold Price **\$1,085,000** Sold Date **06-Apr-24**
 4  3  2

 Distance **1.6km**

**1/44 STOCKDALE AVENUE
CLAYTON VIC 3168**

 Sold Price **\$980,000** Sold Date **27-Apr-24**
 4  3  1

 Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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