

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

1/24 STOCKDALE AVENUE 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

\$700,000

&

\$750,000

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

3/1 BANKSIA STREET CLAYTON VIC 3168	\$728,000	26-Feb-22
1/3 ALICE STREET CLAYTON VIC 3168	\$800,000	06-May-22
2A NICHOLSON COURT CLAYTON VIC 3168	\$760,000	14-May-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: 14 July 2022



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**3/1 BANKSIA STREET CLAYTON
VIC 3168**

Sold Price **\$728,000** Sold Date **26-Feb-22**

3 1 2

Distance -



**1/3 ALICE STREET CLAYTON VIC
3168**

Sold Price **\$800,000** Sold Date **06-May-22**

4 1 2

Distance **1.52km**



**2A NICHOLSON COURT CLAYTON
VIC 3168**

Sold Price ^{RS} **\$760,000** Sold Date **14-May-22**

3 2 1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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