

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

1/490 HAUGHTON ROAD CLAYTON SOUTH VIC 3169

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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2021

to

31 Mar 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

8/1424 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$369,000	29-Jun-21
7/1422 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$365,000	20-Aug-21
335/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$390,000	09-Feb-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: 08 April 2022



8/1424 CENTRE ROAD CLAYTON SOUTH VIC 3169

2 2 1

Sold Price **\$369,000** Sold Date **29-Jun-21**

Distance **0.52km**



7/1422 CENTRE ROAD CLAYTON SOUTH VIC 3169

2 1 1

Sold Price **\$365,000** Sold Date **20-Aug-21**

Distance **0.53km**



335/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

2 2 1

Sold Price **\$390,000** Sold Date **09-Feb-22**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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