

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

19 DENNIS STREET 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

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Clayton

Period-from

01 Oct 2021

to

30 Sep 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

40 DENNIS STREET CLAYTON VIC 3168	\$1,180,000	09-Aug-22
12 MORTON STREET CLAYTON VIC 3168	\$1,250,000	13-Aug-22
60 KOONAWARRA STREET CLAYTON VIC 3168	\$1,300,000	04-Aug-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.~~

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40 DENNIS STREET CLAYTON VIC 3168

Sold Price

^{RS}
\$1,180,000

Sold Date

09-Aug-22

3

2

1

Distance

0.2km

12 MORTON STREET CLAYTON VIC 3168

Sold Price

^{RS}
\$1,250,000

Sold Date

13-Aug-22

4

2

2

Distance

0.08km

60 KOONAWARRA STREET CLAYTON VIC 3168

Sold Price

^{RS}
\$1,300,000

Sold Date

04-Aug-22

3

2

2

Distance

1.27km
RS = Recent sale

UN = Undisclosed Sale

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