

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

2/25 Gardiner 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/1768 Dandenong Road Clayton VIC 3168	\$475,000	16-Jun-21
15/61-63 Kanooka Grove Clayton VIC 3168	\$460,000	21-Mar-21
1/10-12 Hilltop Avenue Clayton VIC 3168	\$515,000	13-Apr-21

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: 09 November 2021



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**4/1768 Dandenong Road Clayton
VIC 3168**

3 1 1

Sold Price

\$475,000

Sold Date

16-Jun-21

Distance

1.06km



**15/61-63 Kanooka Grove Clayton
VIC 3168**

2 1 1

Sold Price

\$460,000

Sold Date

21-Mar-21

Distance

1.79km



**1/10-12 Hilltop Avenue Clayton VIC
3168**

2 1 1

Sold Price

\$515,000

Sold Date

13-Apr-21

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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