

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

12/1927-1929 DANDENONG 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

\$350,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2021

to

31 Jul 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

1/25 GARDINER ROAD CLAYTON VIC 3168	-	12-Mar-22
2/25 GARDINER ROAD CLAYTON VIC 3168	\$465,000	19-Nov-21
G03/6 CLARKSON COURT CLAYTON VIC 3168	\$418,000	05-Oct-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: 10 August 2022



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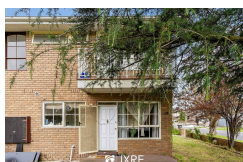
**1/25 GARDINER ROAD CLAYTON
VIC 3168**

2 1 1

Sold Price

- Sold Date **12-Mar-22**

Distance **0.64km**



**2/25 GARDINER ROAD CLAYTON
VIC 3168**

2 1 2

Sold Price

\$465,000 Sold Date **19-Nov-21**

Distance **0.64km**



**G03/6 CLARKSON COURT
CLAYTON VIC 3168**

2 1 1

Sold Price

\$418,000 Sold Date **05-Oct-21**

Distance **0.9km**

RS = Recent sale UN = Undisclosed Sale

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