

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

1724 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

\$1,950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Other

Suburb

Clayton

Period-from

01 Oct 2018

to

30 Sep 2019

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

6 Stockdale Avenue Clayton VIC 3168	\$1,791,000	31-Aug-19
1472 North Road Clayton VIC 3168	\$1,420,000	29-Jul-19
1959 Dandenong Road Clayton VIC 3168	\$2,285,000	20-Mar-19

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: 07 October 2019

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6 Stockdale Avenue Clayton VIC 3168

 2  1  2

Sold Price **\$1,791,000** Sold Date **31-Aug-19**

Distance **0.68km**



1472 North Road Clayton VIC 3168

 4  1  2

Sold Price **\$1,420,000** Sold Date **29-Jul-19**

Distance **0.18km**

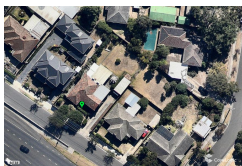


1959 Dandenong Road Clayton VIC 3168

 3  1  2

Sold Price **\$2,285,000** Sold Date **20-Mar-19**

Distance **0.27km**



1961 Dandenong Road Clayton VIC 3168

 3  -  -

Sold Price **\$2,230,000** Sold Date **20-Mar-19**

Distance **0.28km**

Notes from your agent

It is in the RGZ 3



36 Koonawarra Street Clayton VIC 3168

 5  2  2

Sold Price **\$1,495,000** Sold Date **18-May-19**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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