

## 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

1/10 Stockdale Avenue Clayton VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2021

to

31 Dec 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 3/10 Stockdale Avenue Clayton VIC 3168    | \$750,000 | 26-Oct-20 |
| 1/62 Marshall Avenue Clayton VIC 3168     | \$738,000 | 06-Sep-21 |
| 5/850-852 Blackburn Road Clayton VIC 3168 | \$725,000 | 29-Nov-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.~~

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**3/10 Stockdale Avenue Clayton VIC 3168** Sold Price **\$750,000** Sold Date **26-Oct-20**

4 2 1

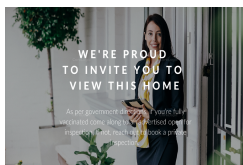
Distance **0.02km**



**1/62 Marshall Avenue Clayton VIC 3168** Sold Price **\$738,000** Sold Date **06-Sep-21**

3 3 1

Distance **0.49km**



**5/850-852 Blackburn Road Clayton VIC 3168** Sold Price <sup>RS</sup> **\$725,000** Sold Date **29-Nov-21**

3 2 2

Distance **1.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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