

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	204/3 Dixon Street Clayton, 3168
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$430,000 & \$465,000
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### Median sale price

Median price	\$750,800	Property Type	UNIT	Suburb	CLAYTON
Period - From	01-Jan-2024	to	31-Dec-2024	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	204/16 Lomandra Drive, Clayton South Vic 3169	\$455,000	05-Dec-2024
2	4/1424 Centre Road, Clayton South Vic 3169	\$438,000	17-Oct-2024
3	3/8-10 Browns Road, Clayton Vic 3168	\$469,000	20-Dec-2024

This statement of information was prepared on 14-Jan-2025 at 10:06:13 AM AEDT