

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 3/5 Jeanette Street, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$750,000

Median sale price

Median price \$785,750 Property Type Unit Suburb Clayton South

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 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	1/458 Haughton Rd CLAYTON SOUTH 3169	\$761,000	15/02/2025
2	1/2 Grovedale Ct CLAYTON 3168	\$731,000	07/12/2024
3	2/2 Jason St OAKLEIGH SOUTH 3167	\$833,000	07/09/2024

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 six months.~~

This Statement of Information was prepared on: 20/02/2025 17:44

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Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending December 2024: \$785,750



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



1/458 Haughton Rd CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$761,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit
Land Size: 513 sqm approx



1/2 Grovedale Ct CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$731,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit



2/2 Jason St OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$833,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Unit

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