

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

2/364 HAUGHTON 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2023

to

30 Sep 2024

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

2/16 PRINCE CHARLES STREET CLAYTON VIC 3168	\$1,000,000	27-Jul-24
3/33 PRINCE CHARLES STREET CLAYTON VIC 3168	\$978,000	27-Jul-24
2/83 CARINISH ROAD CLAYTON VIC 3168	\$960,000	24-Mar-24

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: 11 October 2024

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**2/16 PRINCE CHARLES STREET
CLAYTON VIC 3168**

3 2 2

 Sold Price ^{RS} **\$1,000,000** Sold Date **27-Jul-24**

 Distance **0.2km**

**3/33 PRINCE CHARLES STREET
CLAYTON VIC 3168**

6 3 1

 Sold Price ^{RS} **\$978,000** Sold Date **27-Jul-24**

 Distance **0.31km**

**2/83 CARINISH ROAD CLAYTON
VIC 3168**

4 3 1

 Sold Price **\$960,000** Sold Date **24-Mar-24**

 Distance **0.15km**
RS = Recent sale

UN = Undisclosed Sale

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