

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

2/6 HOURIGAN AVENUE 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,207,500

Property type

House

Suburb

Clayton

Period-from

01 Jun 2021

to

31 May 2022

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

1/3 ALICE STREET CLAYTON VIC 3168	\$800,000	11-May-22
2/22 ALICE STREET CLAYTON VIC 3168	\$849,000	28-Apr-22
1/56 JAGUAR DRIVE CLAYTON VIC 3168	\$780,000	04-Jun-22

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: 17 June 2022



Catherine Chan

M 0478817198

E catherinechan@jxre.com.au



**1/3 ALICE STREET CLAYTON VIC
3168**

Sold Price

^{RS} **\$800,000** Sold Date **11-May-22**

3 1 2

Distance -



**2/22 ALICE STREET CLAYTON VIC
3168**

Sold Price

\$849,000 Sold Date **28-Apr-22**

3 2 2

Distance -



**1/56 JAGUAR DRIVE CLAYTON VIC
3168**

Sold Price

^{RS} **\$780,000** Sold Date **04-Jun-22**

3 2 2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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