

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

2/9 HADKINSON STREET CLAYTON SOUTH VIC 3169

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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Nov 2023

to

31 Oct 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

1/2 MALLAWA STREET CLAYTON SOUTH VIC 3169	\$1,302,000	21-Sep-24
2A GAIRS COURT CLAYTON SOUTH VIC 3169	\$1,080,000	08-Jun-24
10 BESWICK STREET CLAYTON SOUTH VIC 3169	\$1,020,000	12-Oct-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: 07 November 2024

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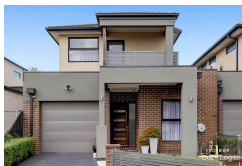

**1/2 MALLAWA STREET CLAYTON
SOUTH VIC 3169**
 4  3  2

 Sold Price ^{RS} **\$1,302,000** Sold Date **21-Sep-24**

 Distance **0.18km**

**2A GAIRS COURT CLAYTON
SOUTH VIC 3169**
 4  2  2

 Sold Price **\$1,080,000** Sold Date **08-Jun-24**

 Distance **1.09km**

**10 BESWICK STREET CLAYTON
SOUTH VIC 3169**
 4  3  2

 Sold Price ^{RS} **\$1,020,000** Sold Date **12-Oct-24**

 Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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