

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

4/1927-1929 DANDENONG 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

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

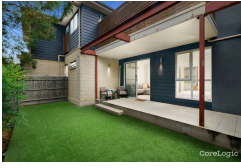
Date of sale

6/61-63 KANOOKA GROVE CLAYTON VIC 3168	\$386,000	17-Apr-24
107/40 BETTINA STREET CLAYTON VIC 3168	\$365,000	02-May-24
3/24 WRIGHT STREET CLAYTON VIC 3168	\$380,000	11-Sep-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: 01 October 2024



**6/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

 2
  1
  1

Sold Price **\$386,000** Sold Date **17-Apr-24**

Distance **1.23km**



**107/40 BETTINA STREET
CLAYTON VIC 3168**

 2
  1
  1

Sold Price **\$365,000** Sold Date **02-May-24**

Distance **1.59km**



**3/24 WRIGHT STREET CLAYTON
VIC 3168**

 2
  1
  2

Sold Price ^{RS} **\$380,000** Sold Date **11-Sep-24**

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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