

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

2/19 Hayden Road, Clayton South Vic 3169

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$717,500

Property Type Unit

Suburb Clayton South

Period - From 01/01/2020

to

31/03/2020

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	2/245 Westall Rd CLAYTON SOUTH 3169	\$680,000	08/05/2020
2	4/46-48 Clarke Rd SPRINGVALE SOUTH 3172	\$612,500	22/02/2020
3	2/34 St Johns Av SPRINGVALE 3171	\$610,000	07/02/2020

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:

09/07/2020 10:00



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Rooms: 6
Property Type: Unit
Land Size: 264 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
March quarter 2020: \$717,500

Comparable Properties

2/245 Westall Rd CLAYTON SOUTH 3169 (VG) **Agent Comments**

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Price: \$680,000
Method: Sale
Date: 08/05/2020
Property Type: Strata Unit/Flat



4/46-48 Clarke Rd SPRINGVALE SOUTH 3172 (REI/VG) **Agent Comments**

3 1 2

Price: \$612,500
Method: Auction Sale
Date: 22/02/2020
Property Type: Unit
Land Size: 258 sqm approx



2/34 St Johns Av SPRINGVALE 3171 (VG) **Agent Comments**

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Price: \$610,000
Method: Sale
Date: 07/02/2020
Property Type: Strata Unit/Flat