

## 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

3/22 STOCKDALE AVENUE CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

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

1/10 STOCKDALE AVENUE CLAYTON VIC 3168	\$802,000	12-Feb-22
3/7 SEASCAPE STREET CLAYTON VIC 3168	\$770,000	29-Mar-22
2/8-10 EVELYN STREET CLAYTON VIC 3168	\$711,000	12-Mar-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.~~

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**1/10 STOCKDALE AVENUE  
CLAYTON VIC 3168**

3 2 2

Sold Price **\$802,000** Sold Date **12-Feb-22**

Distance **0.11km**



**3/7 SEASCAPE STREET CLAYTON  
VIC 3168**

3 2 1

Sold Price **\$770,000** Sold Date **29-Mar-22**

Distance **0.87km**



**2/8-10 EVELYN STREET CLAYTON  
VIC 3168**

3 2 2

Sold Price **\$711,000** Sold Date **12-Mar-22**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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