

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

2/13-15 Dixon Street, Clayton Vic 3168

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$830,000

Property Type Townhouse

Suburb Clayton

Period - From 03/03/2022

to

02/03/2023

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	2/6 Bevan Av CLAYTON SOUTH 3169	\$700,000	18/02/2023
2	2/1430 North Rd CLAYTON 3168	\$700,000	07/12/2022
3	4/10 Manoon Rd CLAYTON SOUTH 3169	\$680,000	04/11/2022

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:

03/03/2023 14:46



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Property Type: Townhouse
(Single)
Land Size: 141 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median Townhouse Price
03/03/2022 - 02/03/2023: \$830,000

Comparable Properties



2/6 Bevan Av CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 1

Price: \$700,000
Method: Auction Sale
Date: 18/02/2023
Property Type: Townhouse (Res)

2/1430 North Rd CLAYTON 3168 (VG)

Agent Comments

3 - -

Price: \$700,000
Method: Sale
Date: 07/12/2022
Property Type: Flat/Unit/Apartment (Res)

4/10 Manoon Rd CLAYTON SOUTH 3169 (VG)

Agent Comments

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Price: \$680,000
Method: Sale
Date: 04/11/2022
Property Type: Flat/Unit/Apartment (Res)