

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

G24/1728 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

\$215,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 2025

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

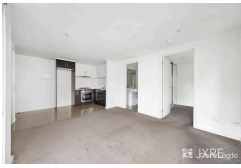
Date of sale

90 WELLINGTON ROAD CLAYTON VIC 3168	\$275,000	21-Feb-25
214/1728 DANDENONG ROAD CLAYTON VIC 3168	\$170,000	22-Nov-24
107/1453-1457 NORTH ROAD CLAYTON VIC 3168	\$190,000	18-Jan-25

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: 28 February 2025



**90 WELLINGTON ROAD CLAYTON
VIC 3168**

1 1 -

Sold Price

^{RS} **\$275,000** ^{UN}

Sold Date

21-Feb-25

Distance

1.38km



**214/1728 DANDENONG ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price

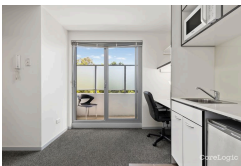
\$170,000

Sold Date

22-Nov-24

Distance

0km



**107/1453-1457 NORTH ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price

\$190,000

Sold Date

18-Jan-25

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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