

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

G17/1728 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

\$160,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2022

to

30 Jun 2023

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

G24/1728 DANDENONG ROAD CLAYTON VIC 3168	\$156,000	09-Mar-23
307/1728 DANDENONG ROAD CLAYTON VIC 3168	\$160,000	19-Dec-22
104/1453-1457 NORTH ROAD CLAYTON VIC 3168	\$155,000	09-Feb-23

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: 10 July 2023



HAREA
Homespace Australia Real Estate Agency

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**24/1728 DANDENONG ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price

\$156,000

Sold Date **09-Mar-23**

Distance

0km



**307/1728 DANDENONG ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price

\$160,000

Sold Date **19-Dec-22**

Distance

0km



**104/1453-1457 NORTH ROAD
CLAYTON VIC 3168**

1 1 -

Sold Price

\$155,000

Sold Date **09-Feb-23**

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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