

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

2/695 HEATHERTON ROAD CLAYTON SOUTH VIC 3169

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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2024

to

28 Feb 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

6/53 TOOTAL ROAD DINGLEY VILLAGE VIC 3172	\$897,000	07-Dec-24
8/53 TOOTAL ROAD DINGLEY VILLAGE VIC 3172	\$950,000	14-Dec-24
9 HAYDEN ROAD CLAYTON SOUTH VIC 3169	\$985,000	01-Mar-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: 31 March 2025



6/53 TOOTAL ROAD DINGLEY VILLAGE VIC 3172

3 2 2

Sold Price **\$897,000** Sold Date **07-Dec-24**

Distance **1.42km**

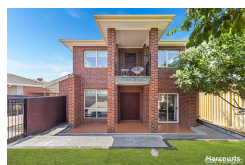


8/53 TOOTAL ROAD DINGLEY VILLAGE VIC 3172

3 2 2

Sold Price **\$950,000** Sold Date **14-Dec-24**

Distance **1.42km**



9 HAYDEN ROAD CLAYTON SOUTH VIC 3169

4 3 2

Sold Price ^{RS} **\$985,000** Sold Date **01-Mar-25**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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