

## 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

1/324 HAUGHTON ROAD 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

Other

Suburb

Clayton

Period-from

01 Jun 2023

to

31 May 2024

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

3/324 HAUGHTON ROAD CLAYTON VIC 3168	\$896,000	27-Apr-24
1/35 EDINBURGH STREET CLAYTON VIC 3168	\$830,000	03-Jun-24
1/27-29 COLIN ROAD OAKLEIGH SOUTH VIC 3167	\$865,000	04-May-24

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: 05 June 2024


**3/324 HAUGHTON ROAD  
 CLAYTON VIC 3168**
 3  2  2

 Sold Price <sup>RS</sup> **\$896,000** Sold Date **27-Apr-24**

 Distance **0.01km**

**1/35 EDINBURGH STREET  
 CLAYTON VIC 3168**
 3  2  1

 Sold Price <sup>RS</sup> **\$830,000** <sup>UN</sup> Sold Date **03-Jun-24**

 Distance **0.42km**

**1/27-29 COLIN ROAD OAKLEIGH  
 SOUTH VIC 3167**
 3  2  -

 Sold Price <sup>RS</sup> **\$865,000** Sold Date **04-May-24**

 Distance **0.32km**
**RS = Recent sale      UN = Undisclosed Sale**

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