

## 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

17 JAGUAR DRIVE 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

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

69 MORIAH STREET CLAYTON VIC 3168	1155000	24-Mar-24
32 JAGUAR DRIVE CLAYTON VIC 3168	1075000	17-Feb-24
79 MORIAH STREET CLAYTON VIC 3168	1150000	19-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.~~

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Ethan He  
 P (03) 9975 7888  
 M 0477588390  
 E ethanhe@jxre.com.au



**69 MORIAH STREET CLAYTON VIC 3168** Sold Price **1155000** Sold Date **24-Mar-24**  
 Distance **0.21km**  
 3 beds 1 bathroom 2 cars



**32 JAGUAR DRIVE CLAYTON VIC 3168** Sold Price **1075000** Sold Date **17-Feb-24**  
 Distance **0.09km**  
 3 beds 1 bathroom 1 car



**79 MORIAH STREET CLAYTON VIC 3168** Sold Price <sup>RS</sup> **1150000** Sold Date **19-May-24**  
 Distance **0.21km**  
 3 beds 1 bathroom 1 car

RS = Recent sale      UN = Undisclosed Sale

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