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

1724 DANDENONG ROAD CLAYTON VIC 3168

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	Single Price		ge \$1,700,000	&	\$1,800,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$1,170,000	Property type	House	Suburb	Clayton

30 Jun 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2023

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.

to

Address of comparable property	Price	Date of sale	
1941 DANDENONG ROAD CLAYTON VIC 3168	\$1,525,000	15-Mar-24	
1955 DANDENONG ROAD CLAYTON VIC 3168	\$1,565,000	23-Mar-24	
26 MARSHALL AVENUE CLAYTON VIC 3168	\$1,615,000	24-Apr-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: 03 July 2024



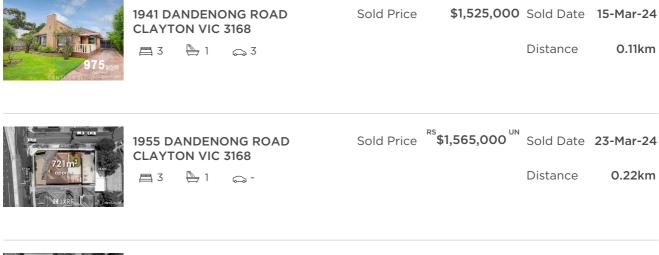
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26 MARSHALL AVENUE CLAYTON VIC 3168			Sold Price	^{RS} \$1,615,000	Sold Date	24-Apr-24
E 2	1	⇔ ²			Distance	0.53km

RS = Recent sale UN = Undisclosed Sale

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