# 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<br>(*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



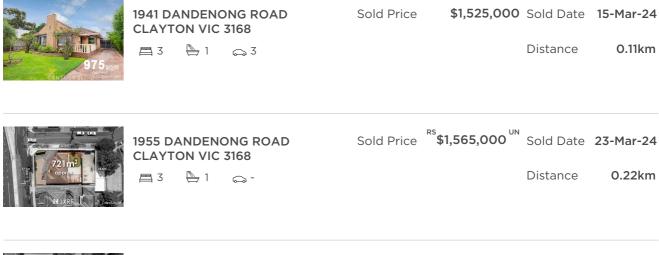
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| 26 MARSHALL AVENUE CLAYTON VIC 3168 |   |                | Sold Price | <sup>RS</sup> \$1,615,000 | Sold Date | 24-Apr-24 |
|-------------------------------------|---|----------------|------------|---------------------------|-----------|-----------|
| <b>E</b> 2                          | 1 | ⇔ <sup>2</sup> |            |                           | Distance  | 0.53km    |

RS = Recent sale UN = Undisclosed Sale

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