

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

19 Stockdale Avenue, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,363,000

Property Type House

Suburb Clayton

Period - From 01/04/2023

to 30/06/2023

Source REIV

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 six 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
1	46 Glenbrook Av CLAYTON 3168	\$1,333,000	02/09/2023
2	45 Koonawarra St CLAYTON 3168	\$1,306,000	29/04/2023
3	5 Prince Charles St CLAYTON 3168	\$1,180,000	29/07/2023

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 six months.~~

This Statement of Information was prepared on:

09/10/2023 19:02



Property Type: House

Land Size: 761 sqm approx

Agent Comments

Comparable Properties



46 Glenbrook Av CLAYTON 3168 (REI)

Agent Comments



Price: \$1,333,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 705 sqm approx

45 Koonawarra St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,306,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 699 sqm approx



5 Prince Charles St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,180,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 704 sqm approx