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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale p	rice							_
Median price	\$1,363,000	Pro	operty Type	Hou	se		Suburb	Clayton
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ad	dress 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



19 Stockdale Avenue, Clayton Vic 3168







Property Type: House **Land Size:** 761 sqm approx Agent Comments Michael Renzella 03 9568 2000 0400 105 005 michael.renzella@raywhite.com

> Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price June quarter 2023: \$1,363,000

Comparable Properties



46 Glenbrook Av CLAYTON 3168 (REI)



Price: \$1,333,000 Method: Auction Sale Date: 02/09/2023 Property Type: House (Res) Land Size: 705 sqm approx Agent Comments

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

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



propertydata

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