

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

2/22 HADKINSON STREET CLAYTON SOUTH VIC 3169

Indicative selling price

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

Single Price

or range
between

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Clayton South

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

1/18 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$756,000	13-Apr-24
1/15 THIRD STREET CLAYTON SOUTH VIC 3169	\$792,000	02-Mar-24
1 RAYHUR STREET CLAYTON SOUTH VIC 3169	\$786,500	01-Jun-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: 25 June 2024



**1/18 OAKES AVENUE CLAYTON
SOUTH VIC 3169**

 3  1  1

Sold Price

\$756,000

Sold Date

13-Apr-24

Distance

0.4km



**1/15 THIRD STREET CLAYTON
SOUTH VIC 3169**

 3  1  1

Sold Price

\$792,000

Sold Date

02-Mar-24

Distance

0.67km



**1 RAYHUR STREET CLAYTON
SOUTH VIC 3169**

 3  1  1

Sold Price

^{RS}**\$786,500**

Sold Date

01-Jun-24

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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