

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

2/24 Stockdale Avenue, Clayton Vic 3168

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$824,000 Property Type Unit 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	1/11 Beddoe Av CLAYTON 3168	\$881,000	01/04/2023
2	4/25 Donald St CLAYTON 3168	\$860,000	26/01/2023
3	10/13 Renver Rd CLAYTON 3168	\$781,000	21/03/2023

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:

24/07/2023 11:13

Jimmy Kok
03 9899 7888
0419 369 570
jimmy.kok@ihomesre.com.au



Rooms: 5
Property Type: Flat
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Unit Price
June quarter 2023: \$824,000

Comparable Properties



1/11 Beddoe Av CLAYTON 3168 (REI)

Agent Comments



Price: \$881,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Unit
Land Size: 307 sqm approx

4/25 Donald St CLAYTON 3168 (VG)

Agent Comments



Price: \$860,000
Method: Sale
Date: 26/01/2023
Property Type: Flat/Unit/Apartment (Res)

10/13 Renver Rd CLAYTON 3168 (VG)

Agent Comments



Price: \$781,000
Method: Sale
Date: 21/03/2023
Property Type: Strata Unit/Townhouse -
Conjoined

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822