

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

2/6 SEASCAPE STREET CLAYTON VIC 3168

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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Clayton

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

3/23 FRANCIS STREET CLAYTON VIC 3168	\$630,000	29-Apr-24
9/444 HAUGHTON ROAD CLAYTON VIC 3168	\$660,000	10-May-24
4/3 STOCKDALE AVENUE CLAYTON VIC 3168	\$570,000	27-May-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: 20 June 2024

Catherine Chan

M 0478817198

E catherinechan@jxre.com.au


**3/23 FRANCIS STREET CLAYTON
VIC 3168**
 2  1  1

Sold Price

^{RS} **\$630,000**

 Sold Date **29-Apr-24**

 Distance **0.96km**

**9/444 HAUGHTON ROAD
CLAYTON VIC 3168**
 2  2  1

Sold Price

^{RS} **\$660,000**

 Sold Date **10-May-24**

 Distance **1.3km**

**4/3 STOCKDALE AVENUE
CLAYTON VIC 3168**
 2  1  1

Sold Price

^{RS} **\$570,000**

 Sold Date **27-May-24**

 Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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