

## 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

2/9 DUNSTAN STREET CLAYTON VIC 3168

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2022

to

30 Sep 2023

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

1/127 MORIAH STREET CLAYTON VIC 3168	\$671,500	02-Sep-23
7/1303-1305 CENTRE ROAD CLAYTON VIC 3168	\$750,000	07-Oct-23
1/6 ORMOND ROAD CLAYTON VIC 3168	\$697,000	19-Oct-23

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: 24 October 2023

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**1/127 MORIAH STREET CLAYTON  
VIC 3168**
 2    1    1

Sold Price

**\$671,500**

 Sold Date **02-Sep-23**

 Distance **1.18km**

**7/1303-1305 CENTRE ROAD  
CLAYTON VIC 3168**
 3    2    1

Sold Price

<sup>RS</sup> **\$750,000**

 Sold Date **07-Oct-23**

 Distance **0.7km**

**1/6 ORMOND ROAD CLAYTON VIC  
3168**
 3    2    1

Sold Price

<sup>RS</sup> **\$697,000** <sup>UN</sup>

 Sold Date **19-Oct-23**

 Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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