

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 211/1728 Dandenong Road, Clayton, VIC 3168

Indicative selling price

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

Single price or range between \$170,000 & \$187,000

Median sale price

Median price \$738,500 Property type Unit Suburb CLAYTON
Period - From 17/05/2022 to 16/05/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 122/1728 Dandenong Road Clayton Vic 3168	\$146,500	2023-01-07
2 307/1728 Dandenong Road Clayton Vic 3168	\$160,000	2022-12-19
3 1453-1457 North Road Clayton Vic 3168	\$146,000	2023-03-20

This Statement of Information was prepared on: 17/05/2023

