

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

3/22 DENNIS 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 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 ARNOTT STREET CLAYTON VIC 3168	\$650,000	21-Sep-23
1/10 ROYALTY STREET CLAYTON VIC 3168	\$795,000	29-Dec-23
1/27 CAMBRO ROAD CLAYTON VIC 3168	\$740,500	31-Jan-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: 12 March 2024



1/18 ARNOTT STREET CLAYTON
VIC 3168

 4
  2
  1

Sold Price **\$650,000** Sold Date **21-Sep-23**

Distance **0.23km**



1/10 ROYALTY STREET CLAYTON
VIC 3168

 4
  2
  1

Sold Price ^{RS} **\$795,000** Sold Date **29-Dec-23**

Distance **1.24km**



1/27 CAMBRO ROAD CLAYTON VIC 3168

 4
  1
  1

Sold Price ^{RS} **\$740,500** Sold Date **31-Jan-24**

Distance **0.37km**

RS = Recent sale UN = Undisclosed Sale

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