

## 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

3/3 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

\$480,000

&

\$520,000

### 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

4/4-6 BETTINA STREET CLAYTON VIC 3168	\$489,500	02-Dec-23
1/10 BETTINA STREET CLAYTON VIC 3168	\$480,000	15-Jan-24
3/10 DENNIS STREET CLAYTON VIC 3168	\$490,000	05-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: 22 March 2024

RayWhite


**4/4-6 BETTINA STREET CLAYTON  
VIC 3168**
 2
  1
  1

Sold Price

**\$489,500**

Sold Date

**02-Dec-23**

Distance

**1.91km**

**1/10 BETTINA STREET CLAYTON  
VIC 3168**
 2
  1
  1

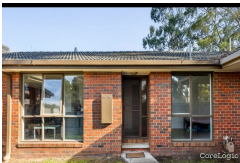
Sold Price

**\$480,000**

Sold Date

**15-Jan-24**

Distance

**1.93km**

**3/10 DENNIS STREET CLAYTON  
VIC 3168**
 2
  1
  1

Sold Price

**\$490,000**

Sold Date

**05-Oct-23**

Distance

**1.98km**

RS = Recent sale

UN = Undisclosed Sale

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