

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

3/324 HAUGHTON ROAD 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2023

to

31 Mar 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

1/11 MANOON ROAD CLAYTON SOUTH VIC 3169	\$855,000	02-Dec-23
2/1331-1333 CENTRE ROAD CLAYTON VIC 3168	\$770,000	22-Feb-24
3/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167	\$820,000	19-Dec-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: 11 April 2024



1/11 MANOON ROAD CLAYTON SOUTH VIC 3169

3 2 2

Sold Price **\$855,000** Sold Date **02-Dec-23**

Distance **1.18km**



2/1331-1333 CENTRE ROAD CLAYTON VIC 3168

3 1 1

Sold Price ^{RS} **\$770,000** Sold Date **22-Feb-24**

Distance **0.93km**



3/348 HUNTINGDALE ROAD OAKLEIGH SOUTH VIC 3167

3 1 1

Sold Price **\$820,000** Sold Date **19-Dec-23**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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