

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

3/37 MARGARET 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

\$650,000

&

\$715,000

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

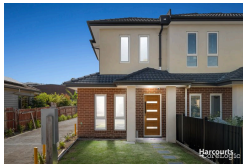
Date of sale

2/139 MORIAH STREET CLAYTON VIC 3168	\$692,000	18-Feb-24
3/1562-1564 DANDENONG ROAD HUNTINGDALE VIC 3166	\$715,000	12-Nov-23
48/29 BROWNS ROAD CLAYTON VIC 3168	\$655,000	02-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: 27 March 2024



**2/139 MORIAH STREET CLAYTON
VIC 3168**

2 1 1

Sold Price

^{RS}

\$692,000

Sold Date

18-Feb-24

Distance

1.79km



**3/1562-1564 DANDENONG ROAD
HUNTINGDALE VIC 3166**

2 2 1

Sold Price

\$715,000

Sold Date

12-Nov-23

Distance

1.8km



**48/29 BROWNS ROAD CLAYTON
VIC 3168**

2 2 1

Sold Price

\$655,000

Sold Date

02-Dec-23

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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