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

32 Jaguar Drive, Clayton Vic 3168

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,050,000		&		\$1,155,000			
Median sale pi	rice							
Median price	\$1,295,750	Pro	operty Type	Hou	ise		Suburb	Clayton
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	5 Belmont Av CLAYTON 3168	\$1,210,000	07/10/2023
2	68 Browns Rd CLAYTON 3168	\$1,108,000	16/12/2023
3	96 Moriah St CLAYTON 3168	\$1,070,000	19/08/2023

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 six months.

This Statement of Information was prepared on:

17/01/2024 12:50







Property Type: House Land Size: 723 sqm approx Agent Comments

Indicative Selling Price \$1,050,000 - \$1,155,000 **Median House Price** December quarter 2023: \$1,295,750

Comparable Properties



Price: \$1,210,000 Method: Auction Sale Date: 07/10/2023 Property Type: House (Res)

Land Size: 703 sqm approx

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5 Belmont Av CLAYTON 3168 (REI/VG)

2

68 Browns Rd CLAYTON 3168 (REI)



Agent Comments

Agent Comments



Price: \$1,108,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 717 sqm approx

96 Moriah St CLAYTON 3168 (REI/VG)

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Agent Comments

Price: \$1,070,000 Method: Auction Sale Date: 19/08/2023 Property Type: House (Res) Land Size: 715 sqm approx

Account - Fletchers Glen Eira (Bentleigh) | P: 03 9571 7777



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