

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,155,000

### Median sale price

Median price \$1,295,750

Property Type House

Suburb Clayton

Period - From 01/10/2023

to 31/12/2023

Source 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.

	Address 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



3 -

**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



**5 Belmont Av CLAYTON 3168 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$1,210,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 703 sqm approx



**68 Browns Rd CLAYTON 3168 (REI)**

**Agent Comments**

3 1 1

**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)**

**Agent Comments**

3 1 2

**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**