

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

4/3 STOCKDALE AVENUE 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

\$600,000

&

\$660,000

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

3/3 MARSHALL AVENUE CLAYTON VIC 3168	\$727,000	16-Mar-24
11/1774-1776 DANDENONG ROAD CLAYTON VIC 3168	\$685,000	02-Dec-23
2/1452-1454 NORTH ROAD CLAYTON VIC 3168	\$595,000	05-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: 18 April 2024






3/3 MARSHALL AVENUE CLAYTON VIC 3168 Sold Price **\$727,000** Sold Date **16-Mar-24**

 2
  1
  2

Distance **0.1km**






11/1774-1776 DANDENONG ROAD CLAYTON VIC 3168 Sold Price **\$685,000** Sold Date **02-Dec-23**

 2
  1
  1

Distance **1.09km**



2/1452-1454 NORTH ROAD CLAYTON VIC 3168 Sold Price **\$595,000** Sold Date **05-Dec-23**

 2
  1
  1

Distance **0.89km**

RS = Recent sale UN = Undisclosed Sale

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