

# 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

49 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 \$1,075,000

&

\$1,150,000

### Median sale price

Median price \$1,215,000

Property Type House

Suburb Clayton

Period - From 01/01/2024

to 31/03/2024

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	68 Kionga St CLAYTON 3168	\$1,169,000	06/04/2024
2	79 Moriah St CLAYTON 3168	\$1,150,000	19/05/2024
3	32 Jaguar Dr CLAYTON 3168	\$1,075,000	17/02/2024

**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:

04/06/2024 11:24



3   -  

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 737 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,075,000 - \$1,150,000

**Median House Price**  
March quarter 2024: \$1,215,000

## Comparable Properties



**68 Kionga St CLAYTON 3168 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,169,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House (Res)

**Land Size:** 791 sqm approx



**79 Moriah St CLAYTON 3168 (REI)**

Agent Comments

3   1   2

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 19/05/2024

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**32 Jaguar Dr CLAYTON 3168 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,075,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 724 sqm approx

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