

# 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 6/22-24 Hayden Road, Clayton South Vic 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$861,600 Property Type Townhouse Suburb Clayton South

Period - From 23/03/2023 to 22/03/2024 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	505 Clayton Rd CLAYTON SOUTH 3169	\$730,888	02/12/2023
2	25 Quarter Cirt SPRINGVALE 3171	\$780,000	22/02/2024
3	1 Quarter Cirt SPRINGVALE 3171	\$768,000	12/02/2024

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: 23/03/2024 16:18



3   2   2

**Property Type:** Townhouse  
**Land Size:** 211 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Townhouse Price**  
23/03/2023 - 22/03/2024: \$861,600

## Comparable Properties



**505 Clayton Rd CLAYTON SOUTH 3169 (REI)**

**Agent Comments**

3   1   2

Land 191 sqm approx

**Price:** \$730,888  
**Method:**  
**Date:** 02/12/2023  
**Property Type:** Townhouse (Single)



**25 Quarter Cirt SPRINGVALE 3171 (REI)**

**Agent Comments**

3   2   2

Land 171 sqm approx

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 22/02/2024  
**Property Type:** Townhouse (Single)



**1 Quarter Cirt SPRINGVALE 3171 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$768,000  
**Method:** Private Sale  
**Date:** 12/02/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 174 sqm approx

**Account - RT Edgar Boroondara** | P: 03 8888 2000 | F: 03 8888 2088