

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

9/444 HAUGHTON ROAD 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

\$580,000

&

\$620,000

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

2/3 HOWARD COURT CLAYTON VIC 3168	\$570,000	18-Nov-23
11/1774-1776 DANDENONG ROAD CLAYTON VIC 3168	\$685,000	02-Dec-23
23 IRWIN STREET CLAYTON VIC 3168	\$662,000	14-Oct-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: 11 April 2024


2/3 HOWARD COURT CLAYTON VIC 3168
 2  1  1

 Sold Price **\$570,000** Sold Date **18-Nov-23**

 Distance **1.24km**

11/1774-1776 DANDENONG ROAD CLAYTON VIC 3168
 2  1  1

 Sold Price **\$685,000** Sold Date **02-Dec-23**

 Distance **1.36km**

23 IRWIN STREET CLAYTON VIC 3168
 2  1  3

 Sold Price **\$662,000** Sold Date **14-Oct-23**

 Distance **1.43km**

RS = Recent sale UN = Undisclosed Sale

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