

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

4/1 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

\$705,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2021

to

30 Apr 2022

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

3/1 BANKSIA STREET CLAYTON VIC 3168	\$728,000	26-Feb-22
8/120 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	\$750,000	21-Jan-22
2/8-10 EVELYN STREET CLAYTON VIC 3168	\$710,000	12-Mar-22

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: 09 May 2022



3/1 BANKSIA STREET CLAYTON VIC 3168

3 1 2

Sold Price **\$728,000** Sold Date **26-Feb-22**

Distance **1.03km**



8/120 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166

3 1 1

Sold Price **\$750,000** Sold Date **21-Jan-22**

Distance **1.27km**



2/8-10 EVELYN STREET CLAYTON VIC 3168

3 2 2

Sold Price ^{RS} **\$710,000** Sold Date **12-Mar-22**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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