

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

1/20 Hayden Road Clayton South VIC 3169

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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2019

to

31 May 2020

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

1/19 Hayden Road Clayton South VIC 3169	\$688,000	16-Apr-20
1/245 Westall Road Clayton South VIC 3169	\$800,000	18-Mar-20
7/70-72 Princess Avenue Springvale VIC 3171	\$725,000	24-Mar-20

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: 05 June 2020

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**1/19 Hayden Road Clayton South
 VIC 3169**

4 2 2

Sold Price **\$688,000** Sold Date **16-Apr-20**

Distance **0.04km**



**1/245 Westall Road Clayton South
 VIC 3169**

4 3 4

Sold Price ^{RS} **\$800,000** Sold Date **18-Mar-20**

Distance **0.12km**



**7/70-72 Princess Avenue
 Springvale VIC 3171**

4 2 2

Sold Price **\$725,000** Sold Date **24-Mar-20**

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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