

STATEMENT OF INFORMATION

8/1796-1800 DANDENONG ROAD, CLAYTON, VIC 3168

PREPARED BY PETER ALAMARAS, WOODARDS MT WAVERLEY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/1796-1800 DANDENONG ROAD,

 2  2  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$440,000

Provided by: Peter Alamaras, Woodards Mt Waverley

MEDIAN SALE PRICE



CLAYTON, VIC, 3168

Suburb Median Sale Price (Unit)

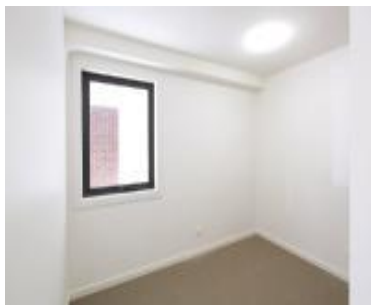
\$575,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



10 ARNOTT ST, CLAYTON, VIC 3168

 2  1  1

Sale Price

***\$410,000**

Sale Date: 13/02/2018

Distance from Property: 324m



9/8 BROWNS RD, CLAYTON, VIC 3168

 2  1  2

Sale Price

\$470,000

Sale Date: 27/01/2018

Distance from Property: 458m



4/12 BETTINA ST, CLAYTON, VIC 3168

 2  1  1

Sale Price

\$410,000

Sale Date: 22/11/2017

Distance from Property: 476m



This report has been compiled on 17/04/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/1796-1800 DANDENONG ROAD, CLAYTON, VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$440,000

Median sale price

Median price

\$575,500

House

Unit

X

Suburb

CLAYTON

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
10 ARNOTT ST, CLAYTON, VIC 3168	*\$410,000	13/02/2018
9/8 BROWNS RD, CLAYTON, VIC 3168	\$470,000	27/01/2018
4/12 BETTINA ST, CLAYTON, VIC 3168	\$410,000	22/11/2017