

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

310/29C BROWNS 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

\$480,000

&

\$520,000

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

103/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$527,000	14-Dec-23
312/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$470,000	29-Nov-23
118/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$445,000	22-Dec-23

OR

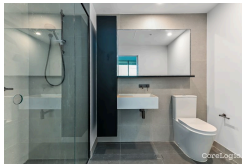
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 09 April 2024

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103/1408 CENTRE ROAD CLAYTON Sold Price
SOUTH VIC 3169
\$527,000 Sold Date **14-Dec-23**
 2  2  1

 Distance **0.62km**

312/1408 CENTRE ROAD CLAYTON Sold Price
SOUTH VIC 3169
\$470,000 Sold Date **29-Nov-23**
 2  1  1

 Distance **0.62km**

118/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169

Sold Price

\$445,000 Sold Date **22-Dec-23**
 2  1  1

 Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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