

## 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

1107/2 CONNAM AVENUE CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Other

Suburb

Clayton

Period-from

01 Nov 2021

to

31 Oct 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

1024/864 BLACKBURN ROAD CLAYTON VIC 3168	\$545,000	19-Aug-22
711/2 CONNAM AVENUE CLAYTON VIC 3168	\$522,000	14-Oct-22
1202/868 BLACKBURN ROAD CLAYTON VIC 3168	\$510,000	22-Oct-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: 05 January 2023

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**1024/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price

**\$545,000**

Sold Date **19-Aug-22**

Distance

**0km**



**711/2 CONNAM AVENUE CLAYTON  
VIC 3168**

2 2 1

Sold Price

<sup>RS</sup> **\$522,000**

Sold Date **14-Oct-22**

Distance

**0km**



**1202/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price

<sup>RS</sup> **\$510,000** <sup>UN</sup>

Sold Date **22-Oct-22**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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