

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

A105/29 Browns Road, Clayton Vic 3168

Indicative selling price

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

Single price

\$368,900

Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Clayton

Period - From

05/10/2019

to

04/10/2020

Source

REIV

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 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
1	5/1430 Centre Rd CLAYTON SOUTH 3169	\$330,000	15/04/2020
2	113/16 Lomandra Dr CLAYTON SOUTH 3169	\$305,000	26/06/2020
3	104/90 Wellington Rd CLAYTON 3168		04/07/2020

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 six months.~~

This Statement of Information was prepared on:

05/10/2020 20:50

A105/29 Browns Road, Clayton Vic 3168

Nick Cartledge
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1 1 1

Rooms: 3
Property Type: Apartment
Land Size: 52 sqm approx
Agent Comments

Indicative Selling Price
\$368,900
Median Unit Price
05/10/2019 - 04/10/2020: \$597,500

Comparable Properties



5/1430 Centre Rd CLAYTON SOUTH 3169 (REI) **Agent Comments**

1 1 1

Price: \$330,000
Method: Private Sale
Date: 15/04/2020
Rooms: 2
Property Type: Apartment



113/16 Lomandra Dr CLAYTON SOUTH 3169 (REI) **Agent Comments**

1 1 1

Price: \$305,000
Method: Private Sale
Date: 26/06/2020
Rooms: 4
Property Type: Apartment



104/90 Wellington Rd CLAYTON 3168 (REI) **Agent Comments**

1 1 1

Price:
Method: Private Sale
Date: 04/07/2020
Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.