

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

1213/868 BLACKBURN 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,800

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2024

to

31 Dec 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

313/2 CONNAM AVENUE CLAYTON VIC 3168	\$565,000	03-Oct-24
110/9 RENVER ROAD CLAYTON VIC 3168	\$550,000	13-Dec-24
704/2 CONNAM AVENUE CLAYTON VIC 3168	\$542,800	28-Aug-24

OR

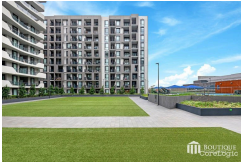
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 January 2025

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313/2 CONNAM AVENUE CLAYTON VIC 3168 Sold Price

\$565,000 Sold Date **03-Oct-24**

2 2 1

Distance **0km**



110/9 RENVER ROAD CLAYTON VIC 3168 Sold Price

^{RS} **\$550,000** Sold Date **13-Dec-24**

2 2 1

Distance **0.4km**



704/2 CONNAM AVENUE CLAYTON VIC 3168 Sold Price

\$542,800 Sold Date **28-Aug-24**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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