

## 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

G03/124 CLAYTON ROAD CLAYTON VIC 3168

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,208,000

Property type

Other

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

202/868 BLACKBURN ROAD CLAYTON VIC 3168	\$555,000	28-Feb-24
507/868 BLACKBURN ROAD CLAYTON VIC 3168	\$550,000	07-Feb-24
616/864 BLACKBURN ROAD CLAYTON VIC 3168	\$560,000	04-Feb-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: 12 April 2024



**202/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price

RS

**\$555,000**

Sold Date

**28-Feb-24**

Distance

**2.05km**



**507/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price

**\$550,000**

Sold Date

**07-Feb-24**

Distance

**2.05km**



**616/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price

**\$560,000**

Sold Date

**04-Feb-24**

Distance

**2.05km**

RS = Recent sale

UN = Undisclosed Sale

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