

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1006 / 2 Connam Avenue Clayton, 3168
---	--------------------------------------

Indicative selling price

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

Range between	\$520,000 & \$572,000
---------------	-----------------------

Median sale price

Median price	\$713,000	Property Type	UNIT	Suburb	CLAYTON
Period - From	01-Jan-2022	to	31-Dec-2022	Source	REA Group

Comparable property sales

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	3813/2 Connam Ave, Clayton VIC 3168	\$525,000	16-Dec-2022
2	1214/868 Blackburn Road, Clayton, Vic 3168	\$560,000	25-Nov-2022
3	2616/864 Blackburn Road, Clayton, Vic 3168	\$555,000	07-Nov-2022

This statement of information was prepared on 11-Jan-2023 at 5:32:03 PM EST