

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

1101/868 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 May 2022

to

30 Apr 2023

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

1107/2 CONNAM AVENUE CLAYTON VIC 3168	\$570,000	14-Jan-23
704/2 CONNAM AVENUE CLAYTON VIC 3168	\$550,000	16-Jan-23
405/864 BLACKBURN ROAD CLAYTON VIC 3168	\$572,560	06-Feb-23

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: 16 May 2023

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1107/2 CONNAM AVENUE
CLAYTON VIC 3168

2 2 -

Sold Price \$570,000 Sold Date 14-Jan-23

Distance 0km



704/2 CONNAM AVENUE
CLAYTON VIC 3168

2 2 -

Sold Price \$550,000 Sold Date 16-Jan-23

Distance 0km



405/864 BLACKBURN ROAD
CLAYTON VIC 3168

- - -

Sold Price \$572,560 Sold Date 06-Feb-23

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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