

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

410/864 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2023

to

30 Apr 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

718/2 CONNAM AVENUE CLAYTON VIC 3168	\$626,000	13-Mar-24
3/850-852 BLACKBURN ROAD CLAYTON VIC 3168	\$755,000	13-Mar-24
1/13 IRWIN STREET CLAYTON VIC 3168	\$550,000	16-Mar-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: 20 May 2024

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718/2 CONNAM AVENUE CLAYTON VIC 3168 Sold Price **\$626,000** Sold Date **13-Mar-24**

3 2 1

Distance **0.13km**



3/850-852 BLACKBURN ROAD CLAYTON VIC 3168 Sold Price **\$755,000** Sold Date **13-Mar-24**

3 2 1

Distance **0.22km**



1/13 IRWIN STREET CLAYTON VIC 3168 Sold Price **\$550,000** Sold Date **16-Mar-24**

3 2 1

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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