

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

G06/2-8 MURRAY STREET 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 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

103/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$527,000	14-Dec-23
807/2 CONNAM AVENUE CLAYTON VIC 3168	\$555,000	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: 19 March 2024

Rene Wrzos
 P 99757888
 M 0413330357
 E renewrzos@jxre.com.au



103/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169 Sold Price **\$527,000** Sold Date **14-Dec-23**

 2  2  1

Distance **1.24km**



807/2 CONNAM AVENUE CLAYTON VIC 3168 Sold Price **\$555,000** Sold Date **07-Feb-24**

 2  2  -

Distance **1.58km**



616/864 BLACKBURN ROAD CLAYTON VIC 3168 Sold Price ^{RS} **\$560,000** Sold Date **04-Feb-24**

 2  2  1

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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