

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

704/2 CONNAM AVENUE 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,000

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2021

to

30 Nov 2022

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

1024/864 BLACKBURN ROAD CLAYTON VIC 3168	\$545,000	19-Aug-22
1214/868 BLACKBURN ROAD CLAYTON VIC 3168	\$560,000	25-Nov-22
711/2 CONNAM AVENUE CLAYTON VIC 3168	\$522,000	30-Sep-22

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 December 2022

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1024/864 BLACKBURN ROAD CLAYTON VIC 3168

2 2 1

Sold Price **\$545,000** Sold Date **19-Aug-22**

Distance **0km**



1214/868 BLACKBURN ROAD CLAYTON VIC 3168

2 2 1

Sold Price ^{RS} **\$560,000** Sold Date **25-Nov-22**

Distance **0km**



711/2 CONNAM AVENUE CLAYTON VIC 3168

2 2 1

Sold Price **\$522,000** Sold Date **30-Sep-22**

Distance **0km**

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

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