

# 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

50 Ormond Road, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,250,500

Property Type House

Suburb Clayton

Period - From 01/01/2024

to 31/12/2024

Source REIV

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

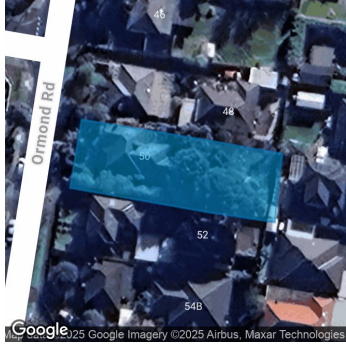
	Address of comparable property	Price	Date of sale
1	61 Carinish Rd CLAYTON 3168	\$1,060,000	22/11/2024
2	40 Ormond Rd CLAYTON 3168	\$1,165,000	27/10/2024
3	34 Scotsburn Av CLAYTON 3168	\$1,101,000	08/09/2024

**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 six months.~~

This Statement of Information was prepared on:

23/01/2025 09:27



**Rooms:** 7

**Property Type:** House

**Land Size:** 747 sqm approx

[Agent Comments](#)

## Comparable Properties



**61 Carinish Rd CLAYTON 3168 (REI)**

[Agent Comments](#)



**Price:** \$1,060,000

**Method:** Sold Before Auction

**Date:** 22/11/2024

**Property Type:** House (Res)

**Land Size:** 682 sqm approx



**40 Ormond Rd CLAYTON 3168 (REI)**

[Agent Comments](#)



**Price:** \$1,165,000

**Method:** Private Sale

**Date:** 27/10/2024

**Property Type:** House

**Land Size:** 744 sqm approx

**34 Scotsburn Av CLAYTON 3168 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,101,000

**Method:** Auction Sale

**Date:** 08/09/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx