

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

404/2 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 2025

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

314/2 CONNAM AVENUE CLAYTON VIC 3168	\$502,000	01-Feb-25
1101/2 CONNAM AVENUE CLAYTON VIC 3168	\$580,000	28-Jan-25
313/864 BLACKBURN ROAD CLAYTON VIC 3168	\$565,000	26-Nov-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: 13 February 2025

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314/2 CONNAM AVENUE CLAYTON VIC 3168 Sold Price

^{RS} **\$502,000** Sold Date **01-Feb-25**

2 2 -

Distance **0km**



1101/2 CONNAM AVENUE CLAYTON VIC 3168 Sold Price

^{RS} **\$580,000** Sold Date **28-Jan-25**

2 2 1

Distance **0km**



313/864 BLACKBURN ROAD CLAYTON VIC 3168 Sold Price

\$565,000 Sold Date **26-Nov-24**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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