

## 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

815/2 CONNAM AVENUE CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

Other

Suburb

Clayton

Period-from

01 Jan 2023

to

31 Dec 2023

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

G05/2 CONNAM AVENUE CLAYTON VIC 3168	\$396,000	28-Jul-23
G06/2 CONNAM AVENUE CLAYTON VIC 3168	\$400,000	01-Sep-23
1104/868 BLACKBURN ROAD CLAYTON VIC 3168	\$420,000	11-Aug-23

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: 22 January 2024

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**G05/2 CONNAM AVENUE  
CLAYTON VIC 3168**

1 1 -

Sold Price **\$396,000** Sold Date **28-Jul-23**

Distance **0km**



**G06/2 CONNAM AVENUE  
CLAYTON VIC 3168**

1 1 1

Sold Price **\$400,000** Sold Date **01-Sep-23**

Distance **0km**



**1104/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

1 1 -

Sold Price **\$420,000** Sold Date **11-Aug-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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