

## 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

712/868 BLACKBURN 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) (\*Delete single price or range as applicable)

Single Price

\$545,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2022

to

31 Aug 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

518/864 BLACKBURN ROAD CLAYTON VIC 3168	\$538,000	09-Sep-23
1101/868 BLACKBURN ROAD CLAYTON VIC 3168	\$525,000	17-Jul-23
1009/2 CONNAM AVENUE CLAYTON VIC 3168	\$530,000	11-Sep-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: 26 September 2023

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**518/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price

<sup>RS</sup>

**\$538,000**

Sold Date

**09-Sep-23**

Distance

**0km**



**1101/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 1 1

Sold Price

<sup>RS</sup>

**\$525,000**

Sold Date

**17-Jul-23**

Distance

**0km**



**1009/2 CONNAM AVENUE  
CLAYTON VIC 3168**

2 2 1

Sold Price

<sup>RS</sup>

**\$530,000**

Sold Date

**11-Sep-23**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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