

## 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

1119/864 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

or range  
between

\$470,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2023

to

30 Sep 2024

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

415/2 CONNAM AVENUE CLAYTON VIC 3168	\$443,800	20-Jul-24
305/9 RENVER ROAD CLAYTON VIC 3168	\$485,068	02-Jun-24
206/11 RENVER ROAD CLAYTON VIC 3168	\$330,000	05-Jul-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: 07 October 2024

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**415/2 CONNAM AVENUE CLAYTON** Sold Price

<sup>RS</sup> **\$443,800** Sold Date **20-Jul-24**

1 1 1

Distance **0km**

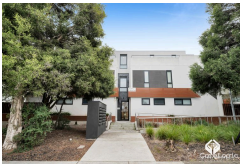


**305/9 RENVER ROAD CLAYTON** Sold Price

**\$485,068** Sold Date **02-Jun-24**

1 1 1

Distance **0.4km**



**206/11 RENVER ROAD CLAYTON** Sold Price

**\$330,000** Sold Date **05-Jul-24**

1 1 1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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