

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 808/2 Connam Avenue, Clayton 3168

Including suburb and
postcode

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 \$*550,000 & \$590,000

Median sale price

Median price \$645,000 Property Type Apartment Suburb Clayton

Period - From 01 January 2023 to 31 December 2023 Source Pricerfinder

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
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1 807/2 Connam Avenue, Clayton 3168	\$555,000	07/02/2024
2 112/864 Blackburn Road, Clayton 3168	\$575,000	09/10/2023
3 1101/864 Blackburn Road, Clayton 3168	\$580,000	06/10/2023

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: 27 March 2024