

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

616/864 BLACKBURN ROAD 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

\$540,000

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Other

Suburb

Clayton

Period-from

01 Sep 2021

to

31 Aug 2022

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

1010/868 BLACKBURN ROAD CLAYTON VIC 3168	\$608,000	29-May-22
1024/864 BLACKBURN ROAD CLAYTON VIC 3168	\$545,000	19-Aug-22

OR

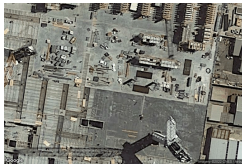
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25, October, 2022

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**1010/868 BLACKBURN ROAD
CLAYTON VIC 3168**

 2  2  -

Sold Price

\$608,000

Sold Date

29-May-22

Distance

0km



**1024/864 BLACKBURN ROAD
CLAYTON VIC 3168**

 2  2  1

Sold Price

^{RS} **\$545,000**

Sold Date

19-Aug-22

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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