

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

27/29 BROWNS 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2022

to

30 Sep 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

1/53 EVELYN STREET CLAYTON VIC 3168	\$952,000	23-Aug-23
4/26 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$928,000	07-Sep-23
2/8 PANORAMA STREET CLAYTON VIC 3168	\$970,000	25-Jul-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: 24 October 2023

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**1/53 EVELYN STREET CLAYTON
VIC 3168**
 5  4  1

 Sold Price ^{RS} **\$952,000** ^{UN} Sold Date **23-Aug-23**

 Distance **0.29km**

**4/26 OAKES AVENUE CLAYTON
SOUTH VIC 3169**
 5  4  2

 Sold Price ^{RS} **\$928,000** Sold Date **07-Sep-23**

 Distance **1.27km**

**2/8 PANORAMA STREET CLAYTON
VIC 3168**
 5  5  2

 Sold Price **\$970,000** Sold Date **25-Jul-23**

 Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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