

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

312/2 Connam Avenue, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$539,000

Median sale price

Median price \$735,000 Property Type Unit Suburb Clayton

Period - From 01/10/2023 to 31/12/2023 Source REIV

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
1	205/1408 Centre Rd CLAYTON SOUTH 3169	\$555,000	11/11/2023
2	907/2 Connam Av CLAYTON 3168	\$550,000	03/11/2023
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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:

14/02/2024 15:40



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

December quarter 2023: \$735,000

Comparable Properties



205/1408 Centre Rd CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$555,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Apartment



907/2 Connam Av CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 03/11/2023

Property Type: Apartment

Land Size: 80 sqm approx

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.