

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

215/868 Blackburn Road, Clayton Vic 3168

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$776,000

Property Type

Unit

Suburb

Clayton

Period - From

01/04/2021

to

31/03/2022

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	404/18 Lomandra Dr CLAYTON SOUTH 3169	\$470,000	15/03/2022
2	218/660 Blackburn Rd NOTTING HILL 3168	\$440,000	26/04/2022
3			

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:

13/05/2022 17:10

215/868 Blackburn Road, Clayton Vic 3168

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000

Median Unit Price

Year ending March 2022: \$776,000

Comparable Properties



404/18 Lomandra Dr CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

2 2 1

Price: \$470,000

Method: Private Sale

Date: 15/03/2022

Property Type: Apartment



218/660 Blackburn Rd NOTTING HILL 3168 (REI)

Agent Comments

2 2 1

Price: \$440,000

Method: Private Sale

Date: 26/04/2022

Property Type: Apartment

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.

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888 | F: 03 9802 1269



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