

## 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

2/29 MURDO ROAD CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,800

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2024

to

31 Dec 2024

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 3/20 IRWIN STREET CLAYTON VIC 3168 | \$791,088 | 16-Nov-24 |
| 4 ADALEIGH COURT CLAYTON VIC 3168  | \$750,000 | 12-Nov-24 |
| 1/56 JAGUAR DRIVE CLAYTON VIC 3168 | \$823,000 | 12-Oct-24 |

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: 16 January 2025



**3/20 IRWIN STREET CLAYTON VIC 3168** Sold Price

<sup>RS</sup> **\$791,088** Sold Date **16-Nov-24**

3 1 1

Distance **0.59km**



**4 ADALEIGH COURT CLAYTON VIC 3168** Sold Price

**\$750,000** Sold Date **12-Nov-24**

3 2 -

Distance **0.89km**



**1/56 JAGUAR DRIVE CLAYTON VIC 3168** Sold Price

**\$823,000** Sold Date **12-Oct-24**

3 2 1

Distance **1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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