

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

1/6 Ormond 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/1 McGregor Street Clayton VIC 3168	\$567,500	30-Dec-21
4/2 Penn Street Clayton VIC 3168	\$652,000	18-Dec-21
6/8 Burton Avenue Clayton VIC 3168	\$656,000	18-Dec-21

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 January 2022



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1/1 McGregor Street Clayton VIC 3168

Sold Price ^{RS} **\$567,500** ^{UN} Sold Date **30-Dec-21**

2 1 1

Distance **0.48km**



4/2 Penn Street Clayton VIC 3168

Sold Price ^{RS} **\$652,000** Sold Date **18-Dec-21**

2 1 1

Distance **0.65km**



6/8 Burton Avenue Clayton VIC 3168

Sold Price ^{RS} **\$656,000** ^{UN} Sold Date **18-Dec-21**

2 1 1

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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