

# 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

718/2 Connam Avenue, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$605,000

### Median sale price

Median price \$655,000 Property Type Unit Suburb Clayton

Period - From 09/02/2023 to 08/02/2024 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	418/2 Connam Av CLAYTON 3168	\$600,000	21/10/2023
2			
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: 09/02/2024 14:22



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$550,000 - \$605,000

**Median Unit Price**

09/02/2023 - 08/02/2024: \$655,000

## Comparable Properties

418/2 Connam Av CLAYTON 3168 (VG)

Agent Comments



**Price:** \$600,000

**Method:** Sale

**Date:** 21/10/2023

**Property Type:** Strata Unit/Flat

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.