

## 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

214/868 BLACKBURN 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

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Other

Suburb

Clayton

Period-from

01 Sep 2021

to

31 Aug 2022

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 1024/864 BLACKBURN ROAD CLAYTON VIC 3168 | \$545,000 | 19-Aug-22 |
| 1112/864 BLACKBURN ROAD CLAYTON VIC 3168 | \$559,800 | 05-May-22 |
| 1010/868 BLACKBURN ROAD CLAYTON VIC 3168 | \$608,000 | 29-May-22 |

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: 10 September 2022

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**1024/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price

<sup>RS</sup> **\$545,000**

Sold Date **19-Aug-22**

Distance

**0km**



**1112/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 -

Sold Price

**\$559,800**

Sold Date **05-May-22**

Distance

**0km**



**1010/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 -

Sold Price

**\$608,000**

Sold Date **29-May-22**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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