

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

403/2 CONNAM AVENUE 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

\$385,000

&

\$410,000

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

1119/864 BLACKBURN ROAD CLAYTON VIC 3168	\$468,000	18-Oct-24
415/2 CONNAM AVENUE CLAYTON VIC 3168	\$443,800	20-Jul-24
16/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$370,000	29-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: 14 January 2025

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**1119/864 BLACKBURN ROAD
CLAYTON VIC 3168**

1 1 1

Sold Price **\$468,000** Sold Date **18-Oct-24**

Distance **0km**



**415/2 CONNAM AVENUE CLAYTON
VIC 3168**

1 1 1

Sold Price **\$443,800** Sold Date **20-Jul-24**

Distance **0km**



**16/1 GREENFIELD DRIVE CLAYTON
VIC 3168**

1 1 1

Sold Price **\$370,000** Sold Date **29-Oct-24**

Distance **1.12km**

RS = Recent sale UN = Undisclosed Sale

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