

## 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

1010/868 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,279,444

Property type

Other

Suburb

Clayton

Period-from

01 Apr 2021

to

31 Mar 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

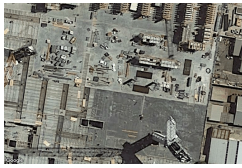
506/864 BLACKBURN ROAD CLAYTON VIC 3168	\$616,280	22-Dec-21
1017/864 BLACKBURN ROAD CLAYTON VIC 3168	\$623,500	22-Feb-22
G08/2 CONNAM AVENUE CLAYTON VIC 3168	\$655,000	20-Jan-22

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: 07 April 2022

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**506/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

 2  2  1

Sold Price **\$616,280** Sold Date **22-Dec-21**

Distance -



**1017/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

 2  2  1

Sold Price **\$623,500** Sold Date **22-Feb-22**

Distance -



**G08/2 CONNAM AVENUE  
CLAYTON VIC 3168**

 2  2  1

Sold Price **\$655,000** Sold Date **20-Jan-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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