

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

818/864 BLACKBURN 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,184,444

Property type

Other

Suburb

Clayton

Period-from

01 Dec 2023

to

30 Nov 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

503/864 BLACKBURN ROAD CLAYTON VIC 3168	\$580,000	02-Jul-24
704/2 CONNAM AVENUE CLAYTON VIC 3168	\$542,800	28-Aug-24
503/868 BLACKBURN ROAD CLAYTON VIC 3168	\$580,000	02-Jul-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: 19 December 2024

Jimmy Zhou

M 0416039798

E jimmy.zhou@melcorp.com.au



**503/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price

^{RS}

\$580,000

Sold Date

02-Jul-24

Distance

0km



**704/2 CONNAM AVENUE
CLAYTON VIC 3168**

2 2 1

Sold Price

\$542,800

Sold Date

28-Aug-24

Distance

0km



**503/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price

\$580,000

Sold Date

02-Jul-24

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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