

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

201/29A BROWNS 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,209,000

Property type

Other

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 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

202/29B BROWNS ROAD CLAYTON VIC 3168	\$500,000	23-Mar-23
108/29D BROWNS ROAD CLAYTON VIC 3168	\$559,800	19-Sep-22
106/29D BROWNS ROAD CLAYTON VIC 3168	\$500,000	24-Oct-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: 18 March 2024



**202/29B BROWNS ROAD
CLAYTON VIC 3168**

2 2 -

Sold Price **\$500,000** Sold Date **23-Mar-23**

Distance **0km**



**108/29D BROWNS ROAD
CLAYTON VIC 3168**

2 2 -

Sold Price **\$559,800** Sold Date **19-Sep-22**

Distance **0km**



**106/29D BROWNS ROAD
CLAYTON VIC 3168**

2 1 -

Sold Price **\$500,000** Sold Date **24-Oct-22**

Distance **0km**



**51/29 BROWNS ROAD CLAYTON
VIC 3168**

5 3 2

Sold Price **\$950,000** Sold Date **28-Sep-22**

Distance **0km**



**23/29 BROWNS ROAD CLAYTON
VIC 3168**

4 3 2

Sold Price **\$998,800** Sold Date **13-Mar-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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