

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

907/2 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

\$555,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

Other

Suburb

Clayton

Period-from

01 Sep 2022

to

31 Aug 2023

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

1114/864 BLACKBURN ROAD CLAYTON VIC 3168	\$589,000	14-Apr-23
1101/868 BLACKBURN ROAD CLAYTON VIC 3168	\$525,000	17-Jul-23
507/2 CONNAM AVENUE CLAYTON VIC 3168	\$573,000	25-Mar-23

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: 06 September 2023

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**1114/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 2

Sold Price **\$589,000** Sold Date **14-Apr-23**

Distance **0km**



**1101/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 1 1

Sold Price ^{RS} **\$525,000** Sold Date **17-Jul-23**

Distance **0km**



**507/2 CONNAM AVENUE
CLAYTON VIC 3168**

2 2 -

Sold Price **\$573,000** Sold Date **25-Mar-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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