

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

307/29C 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

Other

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 2025

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

27/24 BURTON AVENUE CLAYTON VIC 3168	\$385,000	08-Feb-24
13/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$405,000	04-Nov-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: 20 February 2025



27/24 BURTON AVENUE CLAYTON VIC 3168 Sold Price **\$385,000** Sold Date **08-Feb-24**

 1  1  1

Distance **1.02km**



13/1324-1328 CENTRE ROAD CLAYTON SOUTH VIC 3169 Sold Price **\$405,000** Sold Date **04-Nov-23**

 1  1  1

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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