

## 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

410/864 BLACKBURN ROAD CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

Other

Suburb

Clayton

Period-from

01 Feb 2023

to

31 Jan 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

418/2 CONNAM AVENUE CLAYTON VIC 3168	\$600,000	21-Oct-23
1/46 EVELYN STREET CLAYTON VIC 3168	\$860,000	03-Sep-23
2/22 PANORAMA STREET CLAYTON VIC 3168	\$840,000	13-Sep-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: 13 March 2024

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418/2 CONNAM AVENUE CLAYTON VIC 3168 Sold Price \$600,000 Sold Date 21-Oct-23  
Distance 0.13km

3 2 1



1/46 EVELYN STREET CLAYTON VIC 3168 Sold Price \$860,000 Sold Date 03-Sep-23  
Distance 0.87km

3 2 1



2/22 PANORAMA STREET CLAYTON VIC 3168 Sold Price \$840,000 Sold Date 13-Sep-23  
Distance 0.95km

3 2 1

RS = Recent sale UN = Undisclosed Sale

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