

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

217/11 RENVER 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,500

Property type

Unit

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

419/864 BLACKBURN ROAD CLAYTON VIC 3168	\$380,000	15-Aug-23
21/213 NORMANBY ROAD NOTTING HILL VIC 3168	\$280,000	02-Oct-23
411/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$333,000	08-Jan-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: 05 February 2024


**419/864 BLACKBURN ROAD
CLAYTON VIC 3168**
 1
  1
  -

 Sold Price **\$380,000** Sold Date **15-Aug-23**

 Distance **0.41km**

**21/213 NORMANBY ROAD
NOTTING HILL VIC 3168**
 1
  1
  -

 Sold Price **\$280,000** Sold Date **02-Oct-23**

 Distance **1.26km**

**411/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**
 1
  1
  1

 Sold Price ^{RS} **\$333,000** ^{UN} Sold Date **08-Jan-24**

 Distance **1.38km**

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

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