

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

1202/868 BLACKBURN 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

\$520,000

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2021

to

31 Aug 2022

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

1112/864 BLACKBURN ROAD CLAYTON VIC 3168	\$559,800	05-May-22
215/868 BLACKBURN ROAD CLAYTON VIC 3168	\$408,800	20-Jul-22
1010/868 BLACKBURN ROAD CLAYTON VIC 3168	\$608,000	29-May-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: 20, October, 2022

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**1112/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 -

Sold Price

\$559,800

Sold Date **05-May-22**

Distance

0km



**215/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 -

Sold Price

^{RS} **\$408,800** ^{UN}

Sold Date **20-Jul-22**

Distance

0km



**1010/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 -

Sold Price

\$608,000

Sold Date **29-May-22**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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