

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

3704/2 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,172,500

Property type

Other

Suburb

Clayton

Period-from

01 Aug 2023

to

31 Jul 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

202/868 BLACKBURN ROAD CLAYTON VIC 3168	\$555,000	28-Feb-24
G05/6 CLARKSON COURT CLAYTON VIC 3168	\$505,000	09-Apr-24
507/868 BLACKBURN ROAD CLAYTON VIC 3168	\$550,000	07-Feb-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: 07 August 2024



**202/868 BLACKBURN ROAD
 CLAYTON VIC 3168**

2 2 1

Sold Price **\$555,000** Sold Date **28-Feb-24**

Distance **0.13km**



**G05/6 CLARKSON COURT
 CLAYTON VIC 3168**

2 2 1

Sold Price **\$505,000** Sold Date **09-Apr-24**

Distance **2.1km**



**507/868 BLACKBURN ROAD
 CLAYTON VIC 3168**

2 2 1

Sold Price **\$550,000** Sold Date **07-Feb-24**

Distance **0.13km**

RS = Recent sale UN = Undisclosed Sale

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