

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

27/29 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

\$900,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 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

2/29 LILLIAN STREET CLAYTON VIC 3168	\$960,000	20-Apr-24
1/33 PRINCE CHARLES STREET CLAYTON VIC 3168	\$920,000	15-Jun-24
8 YARRAM CRESCENT CLAYTON VIC 3168	\$935,000	15-May-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: 03 July 2024

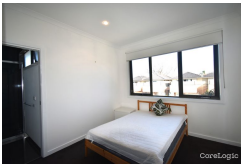

**2/29 LILLIAN STREET CLAYTON
VIC 3168**
 4  2  1

 Sold Price **\$960,000** Sold Date **20-Apr-24**

 Distance **0.84km**

**1/33 PRINCE CHARLES STREET
CLAYTON VIC 3168**
 4  3  1

 Sold Price ^{RS} **\$920,000** Sold Date **15-Jun-24**

 Distance **1.12km**

**8 YARRAM CRESCENT CLAYTON
VIC 3168**
 4  2  1

 Sold Price **\$935,000** Sold Date **15-May-24**

 Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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