

# 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

|   |
|---|
| 1503/864 Blackburn Road, Clayton Vic 3168 |
|---|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

|           |
|-----------|
| \$490,000 |
|-----------|

 & 

|           |
|-----------|
| \$539,000 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$745,000 |
|-----------|

 Property Type 

|      |
|------|
| Unit |
|------|

 Suburb 

|         |
|---------|
| Clayton |
|---------|

Period - From 

|            |
|------------|
| 01/07/2022 |
|------------|

 to 

|            |
|------------|
| 30/06/2023 |
|------------|

 Source 

|      |
|------|
| REIV |
|------|

### 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 six 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 |
|---|------------------------------------|-----------|--------------|
| 1 | 518/864 Blackburn Rd CLAYTON 3168  | \$538,000 | 09/09/2023   |
| 2 | 1103/868 Blackburn Rd CLAYTON 3168 | \$500,000 | 09/08/2023   |
| 3 |                                    |           |              |

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 six months.

This Statement of Information was prepared on: 

|                  |
|------------------|
| 13/10/2023 12:14 |
|------------------|



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$490,000 - \$539,000  
**Median Unit Price**  
Year ending June 2023: \$745,000

## Comparable Properties



**518/864 Blackburn Rd CLAYTON 3168 (REI)** Agent Comments



**Price:** \$538,000  
**Method:** Private Sale  
**Date:** 09/09/2023  
**Property Type:** Apartment

**1103/868 Blackburn Rd CLAYTON 3168 (REI)** Agent Comments



**Price:** \$500,000  
**Method:** Sold Before Auction  
**Date:** 09/08/2023  
**Property Type:** Apartment

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 six months.