

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

616/864 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2022

to

30 Sep 2023

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

812/864 BLACKBURN ROAD CLAYTON VIC 3168	\$580,000	24-Sep-23
518/864 BLACKBURN ROAD CLAYTON VIC 3168	\$538,000	09-Sep-23
1007/2 CONNAM AVENUE CLAYTON VIC 3168	\$537,000	24-Aug-23

OR

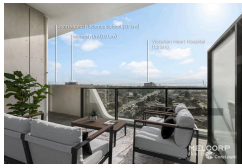
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 23 January 2024

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**812/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price **\$580,000** Sold Date **24-Sep-23**

Distance **0km**



**518/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price ^{RS} **\$538,000** Sold Date **09-Sep-23**

Distance **0km**



**1007/2 CONNAM AVENUE
CLAYTON VIC 3168**

2 2 1

Sold Price **\$537,000** Sold Date **24-Aug-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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