

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

210/868 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2023

to

31 Aug 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

308/864 BLACKBURN ROAD CLAYTON VIC 3168	\$570,000	12-Jul-24
503/864 BLACKBURN ROAD CLAYTON VIC 3168	\$580,000	02-Jul-24
816/864 BLACKBURN ROAD CLAYTON VIC 3168	\$542,000	28-Mar-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: 23 September 2024

Jimmy Zhou

M 0416039798

E jimmy.zhou@melcorp.com.au



**308/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 -

Sold Price **\$570,000** Sold Date **12-Jul-24**

Distance **0.07km**



**503/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price ^{RS} **\$580,000** Sold Date **02-Jul-24**

Distance **0.07km**



**816/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 -

Sold Price **\$542,000** Sold Date **28-Mar-24**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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