

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

2/43 Ormond 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/10 Wright Street Clayton VIC 3168	\$735,000	02-Oct-21
1/4 Hourigan Avenue Clayton VIC 3168	\$724,500	17-Jul-21
2/26 Hourigan Avenue Clayton VIC 3168	\$780,000	07-Aug-21

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: 09 November 2021



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2/10 Wright Street Clayton VIC 3168

3 1 2

Sold Price **\$735,000** Sold Date **02-Oct-21**

Distance **1.03km**



1/4 Hourigan Avenue Clayton VIC 3168

2 1 1

Sold Price **\$724,500** Sold Date **17-Jul-21**

Distance **1.12km**



2/26 Hourigan Avenue Clayton VIC 3168

3 2 1

Sold Price **\$780,000** Sold Date **07-Aug-21**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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