

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

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/25 DONALD STREET CLAYTON VIC 3168	\$970,000	23-Nov-24
3/33 EVELYN STREET CLAYTON VIC 3168	\$900,000	04-Feb-25
1/18 COLONEL STREET CLAYTON VIC 3168	\$925,000	01-Dec-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: 28 February 2025



**3/25 DONALD STREET CLAYTON
VIC 3168**

5 4 1

Sold Price

\$970,000

Sold Date **23-Nov-24**

Distance

0.3km



**3/33 EVELYN STREET CLAYTON
VIC 3168**

4 2 1

Sold Price

^{RS} **\$900,000**

Sold Date **04-Feb-25**

Distance

0.47km



**1/18 COLONEL STREET CLAYTON
VIC 3168**

4 3 2

Sold Price

\$925,000

Sold Date **01-Dec-24**

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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