

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

1/2 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2021

to

31 Oct 2022

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

2/2 ALICE STREET CLAYTON VIC 3168	\$830,000	30-Jun-22
2/56 EVA STREET CLAYTON VIC 3168	\$825,000	18-Jun-22
2/1411 CENTRE ROAD CLAYTON VIC 3168	\$840,000	30-Jul-22

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: 17 November 2022



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**2/2 ALICE STREET CLAYTON VIC
3168**

Sold Price **\$830,000** Sold Date **30-Jun-22**

3 3 2

Distance **0.3km**



**2/56 EVA STREET CLAYTON VIC
3168**

Sold Price **\$825,000** Sold Date **18-Jun-22**

3 2 2

Distance **0.56km**



**2/1411 CENTRE ROAD CLAYTON
VIC 3168**

Sold Price **\$840,000** Sold Date **30-Jul-22**

3 1 1

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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