

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

214/11 Renver Road, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000

&

\$460,000

Median sale price

Median price \$776,000

Property Type Unit

Suburb Clayton

Period - From 01/04/2021

to 31/03/2022

Source REIV

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 six 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
1	218/660 Blackburn Rd NOTTING HILL 3168	\$440,000	26/04/2022
2	415/660 Blackburn Rd NOTTING HILL 3168	\$438,250	28/02/2022
3	413/660 Blackburn Rd NOTTING HILL 3168	\$430,000	04/04/2022

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 six months.~~

This Statement of Information was prepared on:

29/06/2022 16:50



Property Type:
Agent Comments

Indicative Selling Price
\$430,000 - \$460,000
Median Unit Price
Year ending March 2022: \$776,000

Comparable Properties



218/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 26/04/2022
Property Type: Apartment

415/660 Blackburn Rd NOTTING HILL 3168 (VG)

Agent Comments



Price: \$438,250
Method: Sale
Date: 28/02/2022
Property Type: Flat/Unit/Apartment (Res)

413/660 Blackburn Rd NOTTING HILL 3168 (VG)

Agent Comments



Price: \$430,000
Method: Sale
Date: 04/04/2022
Property Type: Flat/Unit/Apartment (Res)