

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

308/11 RENVER 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2021

to

30 Sep 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

216/9 RENVER ROAD CLAYTON VIC 3168	\$470,000	04-May-22
901/868 BLACKBURN ROAD CLAYTON VIC 3168	\$455,000	07-Jul-22
304/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168	\$540,000	24-Aug-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: 01 October 2022



John Mu

M 0433768151

E johnmu@jxre.com.au



**216/9 RENVER ROAD CLAYTON
VIC 3168**

1 - -

Sold Price

\$470,000

Sold Date **04-May-22**

Distance

0km



**901/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 1 1

Sold Price

\$455,000

Sold Date **07-Jul-22**

Distance

0.4km



**304/416-420 FERNTREE GULLY
ROAD NOTTING HILL VIC 3168**

2 1 1

Sold Price

\$540,000

Sold Date **24-Aug-22**

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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