

## 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

2107 Dandenong Road Clayton VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2019

to

31 Oct 2020

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

1011/864 Blackburn Road Clayton VIC 3168	\$535,800	03-Jun-20
209/864 Blackburn Road Clayton VIC 3168	\$539,500	11-Sep-19
405/2 Connam Avenue Clayton VIC 3168	\$508,200	20-Aug-20

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.~~

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**1011/864 Blackburn Road Clayton VIC 3168**

Sold Price **\$535,800** Sold Date **03-Jun-20**

2 2 -

Distance -



**209/864 Blackburn Road Clayton VIC 3168**

Sold Price **\$539,500** Sold Date **11-Sep-19**

- - -

Distance -



**405/2 Connam Avenue Clayton VIC 3168**

Sold Price **\$508,200** Sold Date **20-Aug-20**

2 - -

Distance -

RS = Recent sale      UN = Undisclosed Sale

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