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

	2/29 MURDO	ROAD	CLAYTON	VIC 3168
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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	\$730,000	&	\$770,000
Median sale price					
(*Delete house or unit as app	licable)				
Median Price	\$749.000	Property type	Unit	Suburb	Clayton

	φ749,000	FIOP	епу туре	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	
3/20 IRWIN STREET CLAYTON VIC 3168	\$791,088	16-Nov-24	
3/11 IONA STREET CLAYTON VIC 3168	\$761,000	05-Oct-24	
16 IONA STREET CLAYTON VIC 3168	\$750,000	23-Jan-25	

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: 15 February 2025



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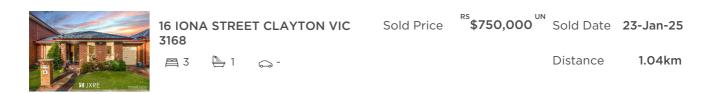
E davidsun@davitarealestate.com



3/20 IR 3168	WIN ST	REET CLAN	TON VIC	Sold Price	\$79	1,088	Sold Date	16-Nov-24
昌 3	1	⇔ 1					Distance	0.59km



3/11 IONA STREET CLAYTON VIC 3168				Sold Price	\$761,000	Sold Date	05-Oct-24
		1	⇔ 1			Distance	1.06km



RS = Recent sale UN = Undisclosed Sale

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