

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

3/34-36 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

\$880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2024

to

31 Mar 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

4/39 ALICE STREET CLAYTON VIC 3168	\$840,000	19-Oct-24
3/54 EDINBURGH STREET CLAYTON VIC 3168	\$887,500	05-Apr-25
3/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169	\$890,000	12-Oct-24

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: 08 April 2025



4/39 ALICE STREET CLAYTON VIC 3168

Sold Price

\$840,000

Sold Date

19-Oct-24

 3

 2

 2

Distance

0.66km



3/54 EDINBURGH STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$887,500**

Sold Date

05-Apr-25

 3

 2

 -

Distance

0.82km



3/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169

Sold Price

\$890,000

Sold Date

12-Oct-24

 3

 2

 2

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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