# 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

8/7 RENVER ROAD (	CLAYTON VIC 3168
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### Indicative selling price

Period-from

Mediar (\*Delete

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

Single Price		or range betwee	57.50 000	&	\$780,000			
n sale price								
house or unit as applicable)								
Median Price	\$740,000	Property type	Unit	Suburb	Clayton			

30 Apr 2025

Source

to

#### Comparable property sales (\*Delete A or B below as applicable)

01 May 2024

**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
3/22 DENNIS STREET CLAYTON VIC 3168	\$811,500	16-Jan-25
2/29 MURDO ROAD CLAYTON VIC 3168	\$740,000	18-Feb-25
2/6 IRWIN STREET CLAYTON VIC 3168	\$785,000	09-Nov-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: 09 May 2025



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Davia Sull

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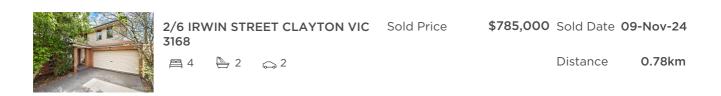
E davidsun@davitarealestate.com



F	3/22 DENNIS STREET CLAYTON VIC 3168			Sold Price	\$811,500	Sold Date	16-Jan-25
	<b>4</b>	2	<b>⇔</b> 1			Distance	0.48km



2/29 M 3168		ROAD CLAYTON VIC	Sold Price	\$740,000	Sold Date	18-Feb-25
่ 🛱 3	2	⇔1			Distance	0.26km



#### RS = Recent sale UN = Undisclosed Sale

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