

# 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

1/34 Ormond 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)

Range between \$780,000 & \$820,000

### Median sale price

Median price \$870,000 Property Type Townhouse Suburb Clayton

Period - From 05/07/2023 to 04/07/2024 Source REIV

### 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 six 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
1	1/12 Atlantic St CLAYTON 3168	\$838,000	20/04/2024
2	2/48 McMillan St CLAYTON SOUTH 3169	\$805,000	26/03/2024
3	2/46 SCOTSBURN Av CLAYTON 3168	\$795,000	26/06/2024

**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 six months.~~

This Statement of Information was prepared on:

05/07/2024 09:26



 3  1.5  2

**Property Type:** Townhouse (Res)

**Land Size:** 183 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$780,000 - \$820,000

**Median Townhouse Price**

05/07/2023 - 04/07/2024: \$870,000

## Comparable Properties



**1/12 Atlantic St CLAYTON 3168 (REI)**

[Agent Comments](#)

 3  3  2

**Price:** \$838,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** Townhouse (Res)



**2/48 McMillan St CLAYTON SOUTH 3169 (REI/VG)**

[Agent Comments](#)

 2  2  1

**Price:** \$805,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** Townhouse (Single)



**2/46 SCOTSBURN Av CLAYTON 3168 (REI)**

[Agent Comments](#)

 2  2  1

**Price:** \$795,000

**Method:** Private Sale

**Date:** 26/06/2024

**Property Type:** Townhouse (Single)

**Land Size:** 153 sqm approx

**Account - Woodards** | P: 03 9568 1188 | F: 03 9568 3036