

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

110/868 BLACKBURN 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

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2023

to

30 Apr 2024

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

| | | |
|---|-----------|-----------|
| 507/868 BLACKBURN ROAD CLAYTON VIC 3168 | \$550,000 | 07-Feb-24 |
| 616/864 BLACKBURN ROAD CLAYTON VIC 3168 | \$560,000 | 04-Feb-24 |
| 112/864 BLACKBURN ROAD CLAYTON VIC 3168 | \$560,000 | 04-Feb-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: 27 May 2024

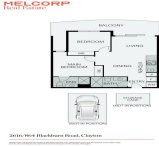


**507/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price **\$550,000** Sold Date **07-Feb-24**

Distance **0km**



**616/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price **\$560,000** Sold Date **04-Feb-24**

Distance **0km**



**112/864 BLACKBURN ROAD
CLAYTON VIC 3168**

2 2 1

Sold Price ^{RS} **\$560,000** Sold Date **04-Feb-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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