## 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

14/8-10 Browns Road, Clayton Vic 3168

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$480,000		&		\$510,000			
Median sale pi	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Clayton
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/8-10 Browns Rd CLAYTON 3168	\$480,000	25/01/2024
2	312/2 Connam Av CLAYTON 3168	\$510,000	09/03/2024
3	10/8-10 Browns Rd CLAYTON 3168	\$480,000	15/01/2024

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:

27/05/2024 13:57



14/8-10 Browns Road, Clayton Vic 3168



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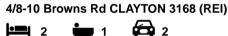
45 MapTiler © OpenStreetMap contributors



Property Type: Apartment Agent Comments

**Indicative Selling Price** \$480,000 - \$510,000 **Median Unit Price** March quarter 2024: \$760,000

# **Comparable Properties**



Agent Comments

Price: \$480,000 Method: Date: 25/01/2024 Property Type: Apartment

**6** 1

312/2 Connam Av CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$510,000 Method: Auction Sale Date: 09/03/2024 Property Type: Apartment

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2

10/8-10 Browns Rd CLAYTON 3168 (REI)



Agent Comments



Price: \$480.000 Method: Private Sale Date: 15/01/2024 Property Type: Apartment

### Account - Jellis Craig | P: 03 88498088



propertydata

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