

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

2/7 RENVER 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

\$840,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,208,000

Property type

House

Suburb

Clayton

Period-from

01 Apr 2023

to

31 Mar 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

15/29 BROWNS ROAD CLAYTON VIC 3168	\$835,000	15-Jun-23
1/6 LUKE STREET CLAYTON VIC 3168	\$795,000	18-Feb-23
11 TIPPET STREET CLAYTON SOUTH VIC 3169	\$920,000	04-Nov-23

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: 17 April 2024

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**15/29 BROWNS ROAD CLAYTON
VIC 3168**

3 3 2

Sold Price **\$835,000** Sold Date **15-Jun-23**

Distance **1.43km**



**1/6 LUKE STREET CLAYTON VIC
3168**

3 3 1

Sold Price **\$795,000** Sold Date **18-Feb-23**

Distance **1.34km**



**11 TIPPET STREET CLAYTON
SOUTH VIC 3169**

4 3 2

Sold Price **\$920,000** Sold Date **04-Nov-23**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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