## 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 Rockbeare Court, Clayton Vic 3168

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,400,000		&		\$1,500,000			
Median sale p	rice							
Median price	\$1,295,000	Pro	operty Type House		se		Suburb	Clayton
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	56 Stockdale Av CLAYTON 3168	\$1,530,000	01/01/2024
2	33 Berkeley St HUNTINGDALE 3166	\$1,480,000	24/02/2024
3			

OR

**B**<sup>\*</sup> 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:

10/04/2024 11:12



2 Rockbeare Court, Clayton Vic 3168

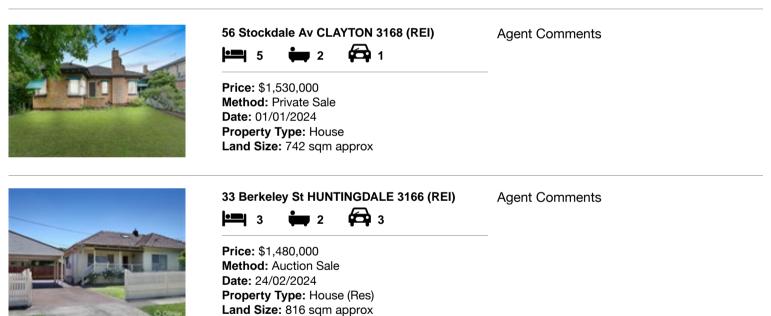


Annie Shih 0421 943 079 annieshih@jelliscraig.com.au



Property Type: House (Previously Occupied - Detached) Land Size: 1306 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending December 2023: \$1,295,000

# **Comparable Properties**



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.

Account - Jellis Craig | P: (03) 9908 5700





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