

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,295,000

Property Type House

Suburb Clayton

Period - From 01/01/2023

to 31/12/2023

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	56 Stockdale Av CLAYTON 3168	\$1,530,000	01/01/2024
2	33 Berkeley St HUNTINGDALE 3166	\$1,480,000	24/02/2024
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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:

10/04/2024 11:12



**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



**56 Stockdale Av CLAYTON 3168 (REI)**

**Agent Comments**



**Price:** \$1,530,000  
**Method:** Private Sale  
**Date:** 01/01/2024  
**Property Type:** House  
**Land Size:** 742 sqm approx



**33 Berkeley St HUNTINGDALE 3166 (REI)**

**Agent Comments**



**Price:** \$1,480,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 816 sqm approx

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.