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^{*} 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



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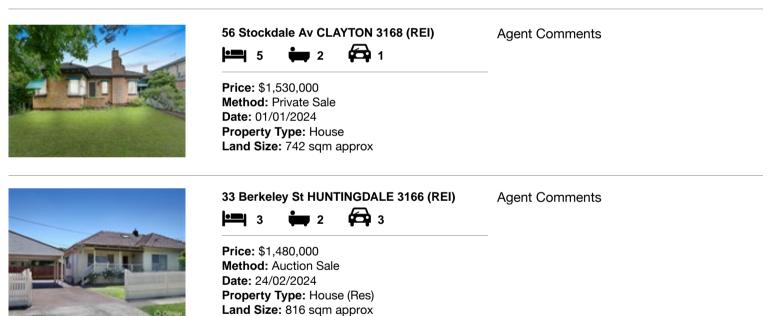


Annie Shih 0421 943 079 annieshih@jelliscraig.com.au



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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