

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

217/11 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2022

to

31 Aug 2023

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

419/864 BLACKBURN ROAD CLAYTON VIC 3168	\$380,000	15-Aug-23
113/2 CONNAM AVENUE CLAYTON VIC 3168	\$379,999	17-Jun-23
229/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$368,000	22-May-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: 26 September 2023


**419/864 BLACKBURN ROAD
CLAYTON VIC 3168**
 1
  1
  -

 Sold Price **\$380,000** Sold Date **15-Aug-23**

 Distance **0.4km**

**113/2 CONNAM AVENUE CLAYTON
VIC 3168**
 1
  1
  -

 Sold Price **\$379,999** Sold Date **17-Jun-23**

 Distance **0.4km**

**229/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**
 1
  1
  1

 Sold Price **\$368,000** Sold Date **22-May-23**

 Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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