

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

303/11 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 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

210/9 RENVER ROAD CLAYTON VIC 3168	\$460,000	20-Sep-23
1101/868 BLACKBURN ROAD CLAYTON VIC 3168	\$525,000	15-Jul-23
203/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168	\$500,000	08-Jun-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: 27 March 2024



**210/9 RENVER ROAD CLAYTON
VIC 3168**

2 1 1

Sold Price **\$460,000** Sold Date **20-Sep-23**

Distance **0km**



**1101/868 BLACKBURN ROAD
CLAYTON VIC 3168**

2 1 1

Sold Price **\$525,000** Sold Date **15-Jul-23**

Distance **0.4km**



**203/416-420 FERNTREE GULLY
ROAD NOTTING HILL VIC 3168**

2 1 1

Sold Price **\$500,000** Sold Date **08-Jun-23**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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