

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

310/29C BROWNS 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

Other

Suburb

Clayton

Period-from

01 Feb 2023

to

31 Jan 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

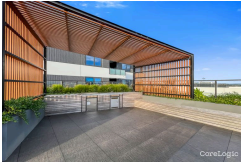
103/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$527,000	14-Dec-23
205/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$555,000	11-Nov-23
G08/29D BROWNS ROAD CLAYTON VIC 3168	\$535,000	16-Oct-23

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: 14 February 2024

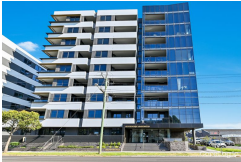
Tony Nguyen
 M 0468891511
 E Tonynguyen@jxre.com.au



103/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169 Sold Price **\$527,000** Sold Date **14-Dec-23**

 2  2  1

Distance **0.62km**



205/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169 Sold Price **\$555,000** Sold Date **11-Nov-23**

 2  2  1

Distance **0.62km**



G08/29D BROWNS ROAD CLAYTON VIC 3168 Sold Price **\$535,000** Sold Date **16-Oct-23**

 2  2  1

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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