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	40 Ormond Road, Clayton Vic 3168
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,250,500	Pro	perty Type	House		Suburb	Clayton
Period - From	01/04/2023	to	31/03/2024		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	52 Alice St CLAYTON 3168	\$1,255,000	13/04/2024
2	55 Margaret St CLAYTON 3168	\$1,198,000	03/04/2024
3	79 Moriah St CLAYTON 3168	\$1,150,000	19/05/2024

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:	03/06/2024 16:58
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28.6 46.8 MapTiler OpenStreetMap contributors





Property Type: House Land Size: 742 sqm approx

Agent Comments

Michael Renzella 03 9568 2000 0400 105 005 michael.renzella@raywhite.com

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** Year ending March 2024: \$1,250,500

Comparable Properties



52 Alice St CLAYTON 3168 (REI)





Price: \$1,255,000 Method: Auction Sale Date: 13/04/2024

Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments



55 Margaret St CLAYTON 3168 (REI/VG)





Agent Comments

Price: \$1,198,000 Method: Private Sale Date: 03/04/2024 Property Type: House Land Size: 733 sqm approx



79 Moriah St CLAYTON 3168 (REI)





Price: \$1,150,000 Method: Auction Sale Date: 19/05/2024

Property Type: House (Res) Land Size: 725 sqm approx Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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