

# 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

40 Ormond Road, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,250,500 Property 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



**Property Type:** House

**Land Size:** 742 sqm approx

Agent Comments

## Comparable Properties



**52 Alice St CLAYTON 3168 (REI)**

Agent Comments



**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**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)**

Agent Comments



**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 19/05/2024

**Property Type:** House (Res)

**Land Size:** 725 sqm approx