

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

410/864 BLACKBURN 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

\$860,000

&

\$890,000

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

418/2 CONNAM AVENUE CLAYTON VIC 3168	\$600,000	21-Oct-23
1/46 EVELYN STREET CLAYTON VIC 3168	\$860,000	03-Sep-23
2/22 PANORAMA STREET CLAYTON VIC 3168	\$840,000	13-Sep-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

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418/2 CONNAM AVENUE CLAYTON VIC 3168 Sold Price

\$600,000 Sold Date **21-Oct-23**

 3  2  1

Distance **0.13km**



1/46 EVELYN STREET CLAYTON VIC 3168 Sold Price

\$860,000 Sold Date **03-Sep-23**

 3  2  1

Distance **0.87km**



2/22 PANORAMA STREET CLAYTON VIC 3168 Sold Price

\$840,000 Sold Date **13-Sep-23**

 3  2  1

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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