

# 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 48/29 Browns 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 \$600,000 & \$660,000

### Median sale price

Median price \$840,000 Property Type Townhouse Suburb Clayton

Period - From 15/09/2022 to 14/09/2023 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	4/320 Haughton Rd CLAYTON 3168	\$757,000	08/07/2023
2	2/28 Main Rd CLAYTON SOUTH 3169	\$725,000	13/05/2023
3	2/1 Main Rd CLAYTON SOUTH 3169	\$651,000	01/07/2023

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: 15/09/2023 14:18



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Townhouse Price**

15/09/2022 - 14/09/2023: \$840,000

## Comparable Properties



**4/320 Houghton Rd CLAYTON 3168 (REI)**

Agent Comments



**Price:** \$757,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** Townhouse (Res)

**Land Size:** 161 sqm approx

**2/28 Main Rd CLAYTON SOUTH 3169 (REI/VG)**

Agent Comments



**Price:** \$725,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** Townhouse (Res)

**2/1 Main Rd CLAYTON SOUTH 3169 (REI)**

Agent Comments



**Price:** \$651,000

**Method:** Auction Sale

**Date:** 01/07/2023

**Property Type:** Townhouse (Res)

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