

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

5/34-36 Ormond Road, Clayton Vic 3168

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$880,500 Property Type Townhouse Suburb Clayton

Period - From 07/06/2023 to 06/06/2024 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	1/62 Ormond Rd CLAYTON 3168	\$950,000	08/05/2024
2	1/98 Kanooka Gr CLAYTON 3168	\$943,000	28/01/2024
3	3/324 Haughton Rd CLAYTON 3168	\$896,000	27/04/2024

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:

07/06/2024 13:24

5/34-36 Ormond Road, Clayton Vic 3168

RayWhite

Peter Liu
0410380606
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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$880,000 - \$950,000
Median Townhouse Price
07/06/2023 - 06/06/2024: \$880,500

Comparable Properties



1/62 Ormond Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 08/05/2024
Property Type: Townhouse (Single)



1/98 Kanooka Gr CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$943,000
Method: Auction Sale
Date: 28/01/2024
Property Type: Townhouse (Res)
Land Size: 217 sqm approx



3/324 Houghton Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$896,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Townhouse (Res)

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



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