

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

502/864 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2023

to

30 Apr 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

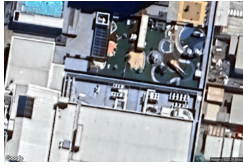
112/864 BLACKBURN ROAD CLAYTON VIC 3168	\$560,000	04-Feb-24
812/864 BLACKBURN ROAD CLAYTON VIC 3168	\$580,000	24-Sep-23
1114/864 BLACKBURN ROAD CLAYTON VIC 3168	\$589,000	14-Apr-23

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: 10 May 2024

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**112/864 BLACKBURN ROAD
 CLAYTON VIC 3168**

2 2 1

Sold Price ^{RS} **\$560,000** Sold Date **04-Feb-24**

Distance **0.13km**



**812/864 BLACKBURN ROAD
 CLAYTON VIC 3168**

2 2 1

Sold Price **\$580,000** Sold Date **24-Sep-23**

Distance **0.13km**



**1114/864 BLACKBURN ROAD
 CLAYTON VIC 3168**

2 2 2

Sold Price **\$589,000** Sold Date **14-Apr-23**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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