

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 503/864 Blackburn Road, Clayton Vic 3168

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Clayton

Period - From 01/07/2022 to 30/06/2023 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	1114/864 Blackburn Rd CLAYTON 3168	\$589,000	14/04/2023
2	812/864 Blackburn Rd CLAYTON 3168	\$580,000	24/09/2023
3			

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: 05/10/2023 11:00



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

Year ending June 2023: \$745,000

Comparable Properties

1114/864 Blackburn Rd CLAYTON 3168 (VG)

Agent Comments



Price: \$589,000

Method: Sale

Date: 14/04/2023

Property Type: Strata Unit/Flat



812/864 Blackburn Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 24/09/2023

Property Type: Apartment

Land Size: 75 sqm approx

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.