

## 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

96 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Clayton

Period-from

01 Aug 2022

to

31 Jul 2023

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

36 BROWNS ROAD CLAYTON VIC 3168	\$1,301,000	09-Jan-23
25 CAMBRO ROAD CLAYTON VIC 3168	\$1,268,000	03-Mar-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: 03 August 2023

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**36 BROWNS ROAD CLAYTON VIC 3168**

Sold Price

**\$1,301,000**

Sold Date

**09-Jan-23**
 4
  3
  2

Distance

**0.51km**

**25 CAMBRO ROAD CLAYTON VIC 3168**

Sold Price

**\$1,268,000**

Sold Date

**03-Mar-23**
 3
  3
  2

Distance

**1.59km**

RS = Recent sale

UN = Undisclosed Sale

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