

## 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

1106/2 CONNAM AVENUE 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

\$540,000

&

\$580,000

### 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

1004/2 CONNAM AVENUE CLAYTON VIC 3168	\$568,000	11-May-24
202/868 BLACKBURN ROAD CLAYTON VIC 3168	\$555,000	28-Feb-24
616/864 BLACKBURN ROAD CLAYTON VIC 3168	\$560,000	04-Feb-24

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: 28 May 2024

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**1004/2 CONNAM AVENUE  
CLAYTON VIC 3168**

2 2 1

Sold Price

<sup>RS</sup>

**\$568,000**

Sold Date

**11-May-24**

Distance

**0km**



**202/868 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price

**\$555,000**

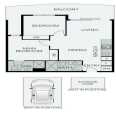
Sold Date

**28-Feb-24**

Distance

**0km**

MELCORP



**616/864 BLACKBURN ROAD  
CLAYTON VIC 3168**

2 2 1

Sold Price

**\$560,000**

Sold Date

**04-Feb-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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