

Statement of Information

Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address 415, 316 & 712/2 Connam Avenue, Clayton Vic 3168
 Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Apartment 415		Or range between	\$445,000	&	\$465,000
Apartment 316		Or range between	\$640,000	&	\$660,000
Apartment 712		Or range between	\$625,000	&	\$640,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$663,000

Suburb or locality Clayton

Period - From 06/07/2020

to 05/07/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent’s representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apartment 415			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apartment 316			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Apartment 712			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent’s representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

06/07/2021 11:36
