

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

52/29 BROWNS 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2021

to

30 Sep 2022

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

3/32 EVELYN STREET CLAYTON VIC 3168	\$960,000	27-Sep-22
6/34-36 ORMOND ROAD CLAYTON VIC 3168	\$942,000	07-May-22
3/53 PRINCE CHARLES STREET CLAYTON VIC 3168	\$938,000	20-Aug-22

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 October 2022



**3/32 EVELYN STREET CLAYTON
VIC 3168**

Sold Price

^{RS} **\$960,000**

Sold Date

27-Sep-22



5



3



2

Distance

0.53km



**6/34-36 ORMOND ROAD CLAYTON
VIC 3168**

Sold Price

\$942,000

Sold Date

07-May-22



4



2



2

Distance

1.44km



**3/53 PRINCE CHARLES STREET
CLAYTON VIC 3168**

Sold Price

^{RS} **\$938,000** ^{UN}

Sold Date

20-Aug-22



4



3



2

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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