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	202/29B 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	$520,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Clayton
Period-from	01 Feb 2022	to	31 Jan 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
210/29C BROWNS ROAD CLAYTON VIC 3168	$549,600	28-Aug-22
106/29D BROWNS ROAD CLAYTON VIC 3168	$500,000	24-Oct-22
711/2 CONNAM AVENUE CLAYTON VIC 3168	$522,000	30-Sep-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: 14 February 2023

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210/29C BROWNS ROAD CLAYTON VIC 3168

2 2 -

Sold Price **$549,600** Sold Date **28-Aug-22**

Distance **0km**

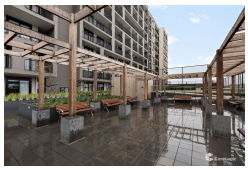


106/29D BROWNS ROAD CLAYTON VIC 3168

2 1 -

Sold Price **$500,000** Sold Date **24-Oct-22**

Distance **0km**



711/2 CONNAM AVENUE CLAYTON VIC 3168

2 2 1

Sold Price **$522,000** Sold Date **30-Sep-22**

Distance **1.1km**

RS = Recent sale **UN** = Undisclosed Sale

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