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	3/34-36 ORMOND 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	$880,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$748,000	Property type	Unit	Suburb	Clayton
Period-from	01 Apr 2024	to	31 Mar 2025	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
4/39 ALICE STREET CLAYTON VIC 3168	$840,000	19-Oct-24
3/54 EDINBURGH STREET CLAYTON VIC 3168	$887,500	05-Apr-25
3/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169	$890,000	12-Oct-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: 08 April 2025

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4/39 ALICE STREET CLAYTON VIC 3168

3 2 2

Sold Price **$840,000** Sold Date **19-Oct-24**

Distance **0.66km**



3/54 EDINBURGH STREET CLAYTON VIC 3168

3 2 -

Sold Price RS **$887,500** Sold Date **05-Apr-25**

Distance **0.82km**



3/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169

3 2 2

Sold Price **$890,000** Sold Date **12-Oct-24**

Distance **1.07km**

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

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