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	2/2 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~~		or range between	$880,000	&	$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$681,000	Property type	Unit	Suburb	Clayton
Period-from	01 Sep 2020	to	31 Aug 2021	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.

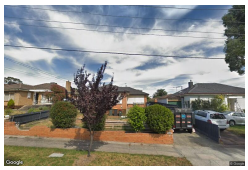
Address of comparable property	Price	Date of sale
1/7 Scotsburn Avenue Oakleigh South VIC 3167	$950,000	03-Jul-21
2/56 View Street Clayton VIC 3168	$875,000	27-Mar-21
3/19 Faulkiner Street Clayton VIC 3168	$900,000	01-May-21

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: 16 September 2021

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1/7 Scotsburn Avenue Oakleigh South VIC 3167

3 1 -

Sold Price **$950,000** Sold Date **03-Jul-21**

Distance **0.43km**



2/56 View Street Clayton VIC 3168

4 2 1

Sold Price **$875,000** Sold Date **27-Mar-21**

Distance **0.47km**



3/19 Faulkiner Street Clayton VIC 3168

3 2 2

Sold Price **$900,000** Sold Date **01-May-21**

Distance **0.49km**

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

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