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	5/34-36 Ormond Road, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $840,000 & $890,000

Median sale price

Median price $889,000 Property Type Townhouse Suburb Clayton

Period - From 11/07/2023 to 10/07/2024 Source REIV

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 six 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	3/324 Haughton Rd CLAYTON 3168	$896,000	27/04/2024
2	2/348 Huntingdale Rd OAKLEIGH SOUTH 3167	$855,000	11/05/2024
3	4/123 Clayton Rd OAKLEIGH EAST 3166	$845,900	22/05/2024

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 six months.~~

This Statement of Information was prepared on: 11/07/2024 13:01

5/34-36 Ormond Road, Clayton Vic 3168



3 2 2

Property Type: Townhouse (Single)
Land Size: 226 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $890,000
Median Townhouse Price
11/07/2023 - 10/07/2024: $889,000

Comparable Properties



3/324 Haughton Rd CLAYTON 3168 (REI)

3 2 2

Price: $896,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Townhouse (Res)

Agent Comments



2/348 Huntingdale Rd OAKLEIGH SOUTH 3167 (REI/VG)

3 2 1

Price: $855,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Townhouse (Res)

Agent Comments



4/123 Clayton Rd OAKLEIGH EAST 3166 (REI)

3 2 1

Price: $845,900
Method: Private Sale
Date: 22/05/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222

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