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	40 Ormond Road, Clayton Vic 3168

Indicative selling price

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

Single price $1,175,000

Median sale price

Median price $1,229,000 Property Type House Suburb Clayton

Period - From 01/10/2023 to 30/09/2024 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	18 Alice St CLAYTON 3168	$1,180,000	14/09/2024
2	26 Robinson St CLAYTON 3168	$1,158,000	20/07/2024
3	18 Lanham St OAKLEIGH EAST 3166	$1,170,000	06/07/2024

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: 25/10/2024 12:49

40 Ormond Road, Clayton Vic 3168

Michael Renzella
03 9568 2000
0400 105 005
michael.renzella@raywhite.com



3 1 2

Property Type: House (Res)
Land Size: 744 sqm approx

Agent Comments

Indicative Selling Price
$1,175,000
Median House Price
Year ending September 2024: $1,229,000

Comparable Properties



18 Alice St CLAYTON 3168 (REI)

3 1 2

Price: $1,180,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



26 Robinson St CLAYTON 3168 (REI)

3 1 2

Price: $1,158,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 734 sqm approx

Agent Comments



18 Lanham St OAKLEIGH EAST 3166 (REI)

3 1 2

Price: $1,170,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

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