

Comparable Sales

Final Preview

## 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

46/29 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

or range  
between

\$730,000

&amp;

\$780,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2023

to

31 Mar 2024

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
29 BRUSHBOX COURT CLAYTON VIC 3168	\$750,000	19-Mar-24
105A MORIAH STREET CLAYTON VIC 3168	\$770,000	22-Apr-23
105B MORIAH STREET CLAYTON VIC 3168	\$781,000	26-Nov-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.

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consumer.vic.gov.au


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**29 BRUSHBOX COURT CLAYTON  
VIC 3168**

Sold Price

RS

\$750,000

Sold Date

19-Mar-24

3
 1
 2

Distance

0.16km


**105A MORIAH STREET CLAYTON  
VIC 3168**

Sold Price

\$770,000

Sold Date

22-Apr-23

3
 2
 1

Distance

0.17km


**105B MORIAH STREET CLAYTON  
VIC 3168**

Sold Price

\$781,000

Sold Date

26-Nov-22

3
 2
 1

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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