

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

706/2 Connam Avenue 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,274,944

Property type

Other

Suburb

Clayton

Period-from

01 Dec 2020

to

30 Nov 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

401/2 Connam Avenue Clayton VIC 3168	\$550,000	14-Jul-21
1/480 Haughton Road Clayton South VIC 3169	\$600,000	09-Oct-21
5/1439 North Road Oakleigh East VIC 3166	\$645,000	13-Nov-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.~~

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401/2 Connam Avenue Clayton VIC 3168 Sold Price **\$550,000** Sold Date **14-Jul-21**

2 2 - Distance -



1/480 Haughton Road Clayton South VIC 3169 Sold Price ^{RS} **\$600,000** Sold Date **09-Oct-21**

2 2 1 Distance **1.58km**



5/1439 North Road Oakleigh East VIC 3166 Sold Price ^{RS} **\$645,000** Sold Date **13-Nov-21**

2 1 1 Distance **1.9km**

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

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