

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-bedroom, 2-bathroom, 1-car 93sqm of total space just completed
BELMONT 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,166,500

Property type

Other

Suburb

Clayton

Period-from

01 Oct 2023

to

30 Sep 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

48/29 BROWNS ROAD CLAYTON VIC 3168	\$655,000	02-Dec-23
9/444 HAUGHTON ROAD CLAYTON VIC 3168	\$660,000	10-May-24

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: 31 October 2024

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**48/29 BROWNS ROAD CLAYTON
VIC 3168**

 2  2  1

Sold Price

\$655,000

Sold Date

02-Dec-23

Distance

0.66km



**9/444 HAUGHTON ROAD
CLAYTON VIC 3168**

 2  2  1

Sold Price

\$660,000

Sold Date

10-May-24

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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