

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

2/21 ORMOND 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/29 KIONGA STREET CLAYTON VIC 3168

\$910,000

17-Oct-23

6/7 CRAWFORD ROAD CLARINDA VIC 3169

\$820,000

05-Sep-23

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: 19 October 2023


**2/29 KIONGA STREET CLAYTON
VIC 3168**

Sold Price

^{RS} **\$910,000** ^{UN}

Sold Date

17-Oct-23


3



1



2

Distance

1.65km

**6/7 CRAWFORD ROAD CLARINDA
VIC 3169**

Sold Price

^{RS} **\$820,000**

Sold Date

05-Sep-23


3



1



2

Distance

1.14km
RS = Recent sale

UN = Undisclosed Sale

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