

## 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

204/4 CLARKSON COURT CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2023

to

31 Jul 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

216/2 CLARKSON COURT CLAYTON VIC 3168	\$445,000	21-Mar-24
G02/4 CLARKSON COURT CLAYTON VIC 3168	\$400,000	05-Apr-24
G05/6 CLARKSON COURT CLAYTON VIC 3168	\$505,000	09-Apr-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: 12 August 2024


**216/2 CLARKSON COURT  
 CLAYTON VIC 3168**

2 2 1

 Sold Price **\$445,000** Sold Date **21-Mar-24**

 Distance **0km**

**G02/4 CLARKSON COURT  
 CLAYTON VIC 3168**

2 1 -

 Sold Price <sup>RS</sup> **\$400,000** <sup>UN</sup> Sold Date **05-Apr-24**

 Distance **0km**

**G05/6 CLARKSON COURT  
 CLAYTON VIC 3168**

2 2 1

 Sold Price **\$505,000** Sold Date **09-Apr-24**

 Distance **0km**
**RS** = Recent sale      **UN** = Undisclosed Sale

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