

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

201/4 Nicholson Court 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,500

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2019

to

30 Nov 2020

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

3/1 Burton Avenue Clayton VIC 3168	\$426,500	19-Jul-20
1/1422 Centre Road Clayton South VIC 3169	\$460,000	28-Oct-20
G10/1213 Centre Road Oakleigh South VIC 3167	\$450,000	05-Jul-20

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: 17 December 2020



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3/1 Burton Avenue Clayton VIC 3168

2 1 1

Sold Price

\$426,500

Sold Date

19-Jul-20

Distance

0.43km



1/1422 Centre Road Clayton South VIC 3169

4 2 1

Sold Price

\$460,000

Sold Date

28-Oct-20

Distance

1.05km



G10/1213 Centre Road Oakleigh South VIC 3167

2 1 1

Sold Price

\$450,000

Sold Date

05-Jul-20

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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