

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

5/21-23 MORTON STREET 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/21-23 MORTON STREET CLAYTON VIC 3168	\$635,000	21-Oct-24
4/21-23 MORTON STREET CLAYTON VIC 3168	\$560,000	26-Oct-24
6/177 CARINISH ROAD CLAYTON VIC 3168	\$635,000	11-Oct-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: 28 February 2025



**3/21-23 MORTON STREET
CLAYTON VIC 3168**

2 2 1

Sold Price **\$635,000** Sold Date **21-Oct-24**

Distance **0km**



**4/21-23 MORTON STREET
CLAYTON VIC 3168**

2 1 -

Sold Price **\$560,000** Sold Date **26-Oct-24**

Distance **0km**



**6/177 CARINISH ROAD CLAYTON
VIC 3168**

2 1 1

Sold Price **\$635,000** Sold Date **11-Oct-24**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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