

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

103/90 Wellington 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,500

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2020

to

31 Aug 2021

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

107/90 Wellington Road Clayton VIC 3168	\$305,000	02-Dec-20
13/6 Arnott Street Clayton VIC 3168	\$245,000	25-Apr-21
1/2 Thomas Street Clayton VIC 3168	\$315,000	08-Dec-20

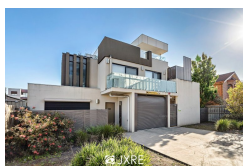
OR

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.~~

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107/90 Wellington Road Clayton VIC 3168

Sold Price **\$305,000** Sold Date **02-Dec-20**

1 1 1

Distance -



13/6 Arnott Street Clayton VIC 3168

Sold Price **\$245,000** Sold Date **25-Apr-21**

1 1 1

Distance **0.35km**



1/2 Thomas Street Clayton VIC 3168

Sold Price **\$315,000** Sold Date **08-Dec-20**

1 1 1

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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