

## 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

201/2 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,800

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2024

to

31 Dec 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

206/6 CLARKSON COURT CLAYTON VIC 3168	\$425,000	19-Dec-24
217/6 CLARKSON COURT CLAYTON VIC 3168	\$450,000	01-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: 13 January 2025



**206/6 CLARKSON COURT  
CLAYTON VIC 3168**

 2  2  1

Sold Price

<sup>RS</sup>

**\$425,000**

Sold Date

**19-Dec-24**

Distance

**0km**



**217/6 CLARKSON COURT  
CLAYTON VIC 3168**

 2  2  1

Sold Price

**\$450,000**

Sold Date

**01-Oct-24**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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