

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

303/2 CLARKSON 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2024

to

28 Feb 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

| | | |
|--|-----------|-----------|
| 201/2 CLARKSON COURT CLAYTON VIC 3168 | \$450,000 | 19-Feb-25 |
| 217/6 CLARKSON COURT CLAYTON VIC 3168 | \$450,000 | 01-Oct-24 |
| 28/2-4 SAMADA STREET NOTTING HILL VIC 3168 | \$450,000 | 30-Sep-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: 11 March 2025



**201/2 CLARKSON COURT
CLAYTON VIC 3168**

2 2 1

Sold Price ^{RS} **\$450,000** Sold Date **19-Feb-25**

Distance **0km**



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

2 2 1

Sold Price **\$450,000** Sold Date **01-Oct-24**

Distance **0km**



**28/2-4 SAMADA STREET NOTTING
HILL VIC 3168**

2 2 1

Sold Price Sold Date **30-Sep-24**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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