

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

4 Nettelbeck Road, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$880,000

Median sale price

Median price

\$948,500

Property Type

House

Suburb

Clayton South

Period - From

01/10/2023

to

31/12/2023

Source

REIV

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 six 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
1	36 Vella Ct SPRINGVALE SOUTH 3172	\$890,000	20/12/2023
2	52 Heather Gr SPRINGVALE 3171	\$880,000	07/10/2023
3	8 Saunders St CLAYTON SOUTH 3169	\$876,000	28/10/2023

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 six months.~~

This Statement of Information was prepared on:

02/03/2024 16:40



3 1 3

Rooms: 4

Property Type: House

Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price

\$880,000

Median House Price

December quarter 2023: \$948,500

Comparable Properties



36 Vella Ct SPRINGVALE SOUTH 3172 (VG)

Agent Comments

4 - -

Price: \$890,000

Method: Sale

Date: 20/12/2023

Property Type: House (Res)

Land Size: 529 sqm approx



52 Heather Gr SPRINGVALE 3171 (REI/VG)

Agent Comments

3 1 2

Price: \$880,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 534 sqm approx

8 Saunders St CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 2

Price: \$876,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 603 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707