

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

G01/90 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,184,444

Property type

Other

Suburb

Clayton

Period-from

01 Dec 2023

to

30 Nov 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

G13/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$335,000	05-Aug-24
302/416-420 FERNTREE GULLY ROAD NOTTING HILL VIC 3168	\$347,500	03-Aug-24
306/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$361,000	08-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: 09 December 2024



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**G13/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

1 1 1

Sold Price **\$335,000** Sold Date **05-Aug-24**

Distance **1.29km**



**302/416-420 FERNTREE GULLY
ROAD NOTTING HILL VIC 3168**

1 1 1

Sold Price **\$347,500** Sold Date **03-Aug-24**

Distance **1.71km**



**306/16 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**

1 1 1

Sold Price ^{RS} **\$361,000** Sold Date **08-Oct-24**

Distance **1.86km**

RS = Recent sale UN = Undisclosed Sale

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