

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

5/21-23 MORTON STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,750

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2022

to

30 Nov 2023

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

4/4-6 BETTINA STREET CLAYTON VIC 3168	\$489,500	02-Dec-23
2/3 HOWARD COURT CLAYTON VIC 3168	\$570,000	18-Nov-23
23 IRWIN STREET CLAYTON VIC 3168	\$662,000	14-Oct-23

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: 16 December 2023

John Mu

M 0433768151

E johnmu@jxre.com.au


**4/4-6 BETTINA STREET CLAYTON
VIC 3168**

Sold Price

^{RS}
\$489,500

Sold Date

02-Dec-23

3

1

1

Distance

0.24km

**2/3 HOWARD COURT CLAYTON
VIC 3168**

Sold Price

^{RS}
\$570,000

Sold Date

18-Nov-23

2

1

1

Distance

0.64km

**23 IRWIN STREET CLAYTON VIC
3168**

Sold Price

^{RS}
\$662,000

Sold Date

14-Oct-23

2

1

3

Distance

0.39km
RS = Recent sale

UN = Undisclosed Sale

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