

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

\$750,800

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 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

4/21-23 MORTON STREET CLAYTON VIC 3168	\$560,000	26-Oct-24
3/21-23 MORTON STREET CLAYTON VIC 3168	\$635,000	21-Oct-24
6/177 CARINISH ROAD CLAYTON VIC 3168	\$635,000	11-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: 03 February 2025



**4/21-23 MORTON STREET
CLAYTON VIC 3168**

 2  1  -

Sold Price **\$560,000** Sold Date **26-Oct-24**

Distance **0.01km**



**3/21-23 MORTON STREET
CLAYTON VIC 3168**

 2  2  1

Sold Price **\$635,000** Sold Date **21-Oct-24**

Distance **0.02km**



**6/177 CARINISH ROAD CLAYTON
VIC 3168**

 2  1  1

Sold Price Sold Date **11-Oct-24**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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