

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

101/4 Nicholson 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2020

to

28 Feb 2021

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

201/4 Nicholson Court Clayton VIC 3168	\$460,000	01-Jan-21
203/4 Nicholson Court Clayton VIC 3168	\$465,000	01-Feb-21
304/16 Lomandra Drive Clayton South VIC 3169	\$465,000	21-Jan-21

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 March 2021



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201/4 Nicholson Court Clayton VIC 3168 Sold Price **\$460,000** Sold Date **01-Jan-21**

2 1 1

Distance -



203/4 Nicholson Court Clayton VIC 3168 Sold Price ^{RS} **\$465,000** Sold Date **01-Feb-21**

2 1 1

Distance -



304/16 Lomandra Drive Clayton South VIC 3169 Sold Price **\$465,000** Sold Date **21-Jan-21**

2 2 1

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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