

# 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

6 Morton Street, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,295,000

Property Type House

Suburb Clayton

Period - From 01/01/2023

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	30 Hourigan Av CLAYTON 3168	\$1,350,000	07/10/2023
2	27 Murdo Rd CLAYTON 3168	\$1,310,000	25/11/2023
3	11 Westerfield Dr NOTTING HILL 3168	\$1,260,000	24/02/2024

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:

25/03/2024 12:51

6 Morton Street, Clayton Vic 3168



3 1 2

**Property Type:** House  
**Land Size:** 756 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending December 2023: \$1,295,000

## Comparable Properties



**30 Hourigan Av CLAYTON 3168 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx



**27 Murdo Rd CLAYTON 3168 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,310,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** House (Res)  
**Land Size:** 715 sqm approx



**11 Westerfield Dr NOTTING HILL 3168 (REI)**

**Agent Comments**

4 2 1

**Price:** \$1,260,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 723 sqm approx

**Account - Woodards** | P: 03 9830 8000 | F: 03 9888 2700



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