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

g21/6 Clarkson Court, Clayton Vic 3168

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$340,000		&		\$370,000			
Median sale p	rice							
Median price	\$758,500	Pro	operty Type	Unit			Suburb	Clayton
Period - From	01/10/2023	to	30/09/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	G14/2 Clarkson Ct CLAYTON 3168	\$320,000	14/10/2024
2	102/40 Bettina St CLAYTON 3168	\$380,300	07/10/2024
3	101/6 Clarkson Ct CLAYTON 3168	\$330,000	09/08/2024

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 November 2024

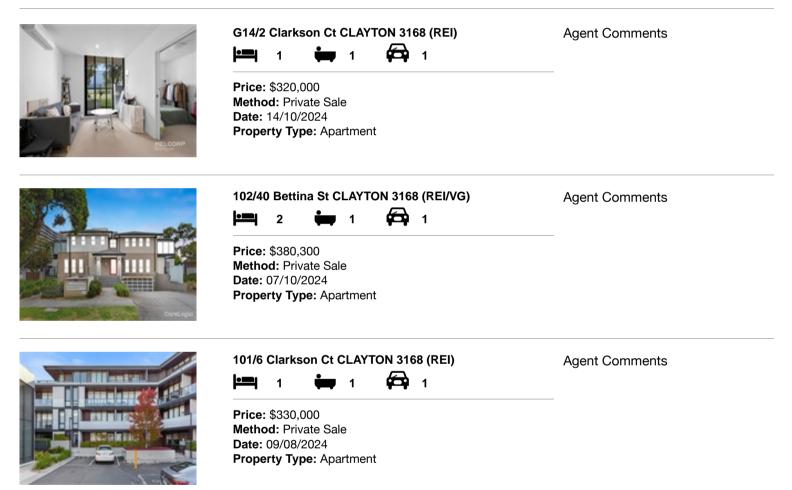




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$340,000 - \$370,000 Median Unit Price Year ending September 2024: \$758,500

Comparable Properties



Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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