

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 consumer.vic.gov.au/underquoting

Range between \$340,000 & \$370,000

Median sale price

Median price \$758,500 Property Type Unit Suburb Clayton

Period - From 01/10/2023 to 30/09/2024 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	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



G14/2 Clarkson Ct CLAYTON 3168 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 14/10/2024

Property Type: Apartment



102/40 Bettina St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$380,300

Method: Private Sale

Date: 07/10/2024

Property Type: Apartment



101/6 Clarkson Ct CLAYTON 3168 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 09/08/2024

Property Type: Apartment