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

g08/2 Clarkson Court, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $450,000 & $490,000

Median sale price

Median price	$680,000	Property Type	Unit	Suburb	Clayton

Period - From	01/01/2019	to	31/12/2019	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
1 228/660 Blackburn Rd NOTTING HILL 3168	$431,888	25/10/2019
2 105/3 Dixon St CLAYTON 3168	$410,000	26/10/2019
3 136/660 Blackburn Rd NOTTING HILL 3168	$402,500	02/11/2019

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: 24/02/2020 11:44

CONSUMER AFFAIRS VICTORIA

g08/2 Clarkson Court, Clayton Vic 3168

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $490,000
Median Unit Price
Year ending December 2019: $680,000

Comparable Properties

228/660 Blackburn Rd NOTTING HILL 3168 (VG)

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Price: $431,888
Method: Sale
Date: 25/10/2019
Property Type: Strata Unit/Flat

Agent Comments

105/3 Dixon St CLAYTON 3168 (REI/VG)

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Price: $410,000
Method: Auction Sale
Date: 26/10/2019
Property Type: Apartment

Agent Comments

136/660 Blackburn Rd NOTTING HILL 3168 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $402,500
Method: Auction Sale
Date: 02/11/2019
Property Type: Apartment

Agent Comments

Account - VICPROP