

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

2/3 Morton Street 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2019

to

29 Feb 2020

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

1/15-17 Browns Road Clayton VIC 3168	\$570,000	02-Nov-19
12 Brushbox Court Clayton VIC 3168	\$560,000	22-Oct-19
1/6 Wright Street Clayton VIC 3168	\$540,000	07-Dec-19

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: 04 March 2020



1/15-17 Browns Road Clayton VIC 3168

Sold Price

\$570,000

Sold Date

02-Nov-19

-
 1
 1

Distance

0.96km



12 Brushbox Court Clayton VIC 3168

Sold Price

\$560,000

Sold Date

22-Oct-19

2
 1
 1

Distance

0.89km



1/6 Wright Street Clayton VIC 3168

Sold Price

\$540,000

Sold Date

07-Dec-19

2
 1
 1

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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