

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

5/21-23 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/85 KANOOKA GROVE CLAYTON VIC 3168	\$625,000	16-Jun-24
4/3 STOCKDALE AVENUE CLAYTON VIC 3168	\$570,000	27-May-24
3/23 FRANCIS STREET CLAYTON VIC 3168	\$630,000	29-Apr-24

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: 03 July 2024

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2/85 KANOOKA GROVE CLAYTON VIC 3168 Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **16-Jun-24**
 Distance **1.41km**

 2  1  2



4/3 STOCKDALE AVENUE CLAYTON VIC 3168 Sold Price ^{RS} **\$570,000** Sold Date **27-May-24**
 Distance **1.46km**

 2  1  1



3/23 FRANCIS STREET CLAYTON VIC 3168 Sold Price ^{RS} **\$630,000** Sold Date **29-Apr-24**
 Distance **1.5km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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