

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

7/124 Wellington Road, Clayton Vic 3168

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$568,000 Property Type Unit Suburb Clayton

Period - From 01/11/2023 to 31/10/2024 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	4/24 Wright St CLAYTON 3168	\$415,000	28/10/2024
2	102/40 Bettina St CLAYTON 3168	\$380,300	07/10/2024
3	4/3 Rusden Pl NOTTING HILL 3168	\$400,000	16/09/2024

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: 01/11/2024 10:30



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$380,000 - \$418,000
Median Unit Price
01/11/2023 - 31/10/2024: \$568,000

Comparable Properties



4/24 Wright St CLAYTON 3168 (REI)

Agent Comments



Price: \$415,000
Method: Private Sale
Date: 28/10/2024
Property Type: Unit



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

Agent Comments



Price: \$380,300
Method: Private Sale
Date: 07/10/2024
Property Type: Apartment



4/3 Rusden Pl NOTTING HILL 3168 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 16/09/2024
Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222