

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

3/1 Morrison 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/6 Prince Charles Street Clayton VIC 3168	\$799,000	12-Dec-20
2/6 Prince Charles Street Clayton VIC 3168	\$868,000	30-Dec-20
3/29 Banksia Street Clayton VIC 3168	\$885,000	11-Dec-20

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: 19 February 2021



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**1/6 Prince Charles Street Clayton
VIC 3168**

3 3 -

Sold Price ^{RS} **\$799,000** ^{UN} Sold Date **12-Dec-20**

Distance **0.61km**



**2/6 Prince Charles Street Clayton
VIC 3168**

4 3 2

Sold Price ^{RS} **\$868,000** Sold Date **30-Dec-20**

Distance **0.62km**



**3/29 Banksia Street Clayton VIC
3168**

4 3 2

Sold Price **\$885,000** Sold Date **11-Dec-20**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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