

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

3/23 BETTINA 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2021

to

30 Apr 2022

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

1/10 JAGUAR DRIVE CLAYTON VIC 3168	\$815,000	16-Mar-22
24 ROSE STREET CLAYTON VIC 3168	\$933,100	12-Mar-22
22 ROSE STREET CLAYTON VIC 3168	\$805,000	30-Apr-22

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: 23 May 2022



Vanna Taing

M 0422558678

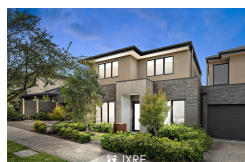
E vannataing@jxre.com.au



1/10 JAGUAR DRIVE CLAYTON VIC 3168 Sold Price **\$815,000** Sold Date **16-Mar-22**

4 3 2

Distance **0.73km**



24 ROSE STREET CLAYTON VIC 3168 Sold Price ^{RS} **\$933,100** Sold Date **12-Mar-22**

3 2 2

Distance **1.25km**



22 ROSE STREET CLAYTON VIC 3168 Sold Price ^{RS} **\$805,000** Sold Date **30-Apr-22**

3 2 2

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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