

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

G06/40 Bettina Street, 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 \$548,000 Property Type Unit Suburb Clayton

Period - From 13/05/2023 to 12/05/2024 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	5/1424 Centre Rd CLAYTON SOUTH 3169	\$410,000	25/11/2023
2	1/7 Burns Av CLAYTON SOUTH 3169	\$394,000	20/04/2024
3	2/14 Bettina St CLAYTON 3168	\$380,000	23/02/2024

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:

13/05/2024 14:39



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$380,000 - \$418,000
Median Unit Price
13/05/2023 - 12/05/2024: \$548,000

Comparable Properties



5/1424 Centre Rd CLAYTON SOUTH 3169 (VG) Agent Comments



Price: \$410,000
Method: Sale
Date: 25/11/2023
Property Type: Flat/Unit/Apartment (Res)



1/7 Burns Av CLAYTON SOUTH 3169 (REI) Agent Comments



Price: \$394,000
Method: Private Sale
Date: 20/04/2024
Property Type: Unit



2/14 Bettina St CLAYTON 3168 (REI/VG) Agent Comments



Price: \$380,000
Method: Private Sale
Date: 23/02/2024
Property Type: Apartment