

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

G01/90 Wellington Road 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

Other

Suburb

Clayton

Period-from

01 Sep 2020

to

31 Aug 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

107/90 Wellington Road Clayton VIC 3168	\$305,000	02-Dec-20
13/6 Arnott Street Clayton VIC 3168	\$245,000	25-Apr-21
218/6 Clarkson Court Clayton VIC 3168	\$350,000	10-Feb-21

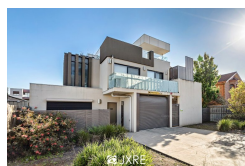
OR

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.~~

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107/90 Wellington Road Clayton VIC 3168

Sold Price **\$305,000** Sold Date **02-Dec-20**

1 1 1

Distance -



13/6 Arnott Street Clayton VIC 3168

Sold Price **\$245,000** Sold Date **25-Apr-21**

1 1 1

Distance **0.35km**

218/6 Clarkson Court Clayton VIC 3168

Sold Price **\$350,000** Sold Date **10-Feb-21**

1 1 1

Distance **1.77km**

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

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