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

107/40 Bettina Street, Clayton Vic 3168

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$360,000		&		\$390,000			
Median sale pi	rice							
Median price	\$555,000	Pro	operty Type	Unit			Suburb	Clayton
Period - From	10/04/2023	to	09/04/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/14 Bettina St CLAYTON 3168	\$393,000	07/12/2023
2	2/14 Bettina St CLAYTON 3168	\$380,000	23/02/2024
3	9/4-6 Bettina St CLAYTON 3168	\$369,000	17/02/2024

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:

10/04/2024 20:07









Property Type: Apartment Agent Comments

Indicative Selling Price \$360,000 - \$390,000 **Median Unit Price** 10/04/2023 - 09/04/2024: \$555,000

Comparable Properties



3/14 Bettina St CLAYTON 3168 (REI/VG)



Price: \$393,000 Method: Sold Before Auction Date: 07/12/2023 Property Type: Apartment

Agent Comments

Agent Comments



2/14 Bettina St CLAYTON 3168 (REI)

2



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

9/4-6 Bettina St CLAYTON 3168 (REI)



Agent Comments



Price: \$369.000 Method: Auction Sale Date: 17/02/2024 Property Type: Apartment

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



propertydata

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