

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

1/17 MORTON 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2023

to

31 Aug 2024

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

1/16 MYRIONG STREET CLAYTON VIC 3168	\$826,000	27-Apr-24
1/40 KIONGA STREET CLAYTON VIC 3168	\$940,000	29-Jun-24
1/27 KIONGA STREET CLAYTON VIC 3168	\$890,000	23-Mar-24

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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**1/16 MYRIONG STREET CLAYTON
 VIC 3168**

 3  1  2

Sold Price **\$826,000** Sold Date **27-Apr-24**

Distance **1.09km**



**1/40 KIONGA STREET CLAYTON
 VIC 3168**

 3  2  2

Sold Price **\$940,000** Sold Date **29-Jun-24**

Distance **1.12km**



**1/27 KIONGA STREET CLAYTON
 VIC 3168**

 3  1  1

Sold Price **\$890,000** Sold Date **23-Mar-24**

Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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