

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

107/4 Clarkson Court, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$300,000 & \$330,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Clayton

Period - From 07/02/2023 to 06/02/2024 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	101/660 Blackburn Rd NOTTING HILL 3168	\$335,000	01/11/2023
2	236/660 Blackburn Rd NOTTING HILL 3168	\$335,000	07/11/2023
3	219/6 Clarkson Ct CLAYTON 3168	\$317,500	13/12/2023

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:

07/02/2024 23:30



1 1 1

Property Type: Strata
Unit/Flat/Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
07/02/2023 - 06/02/2024: \$540,000

Comparable Properties

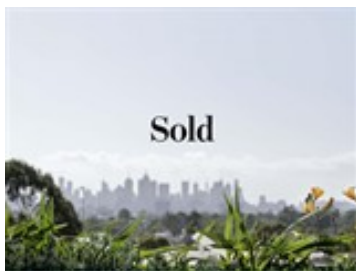


101/660 Blackburn Rd NOTTING HILL 3168
(REI/VG)

Agent Comments

1 1 1

Price: \$335,000
Method: Private Sale
Date: 01/11/2023
Property Type: Apartment

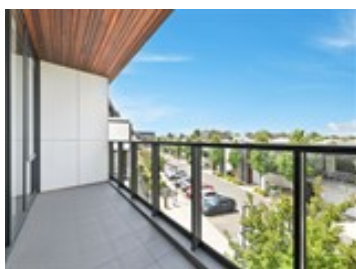


236/660 Blackburn Rd NOTTING HILL 3168
(REI/VG)

Agent Comments

1 1 1

Price: \$335,000
Method: Private Sale
Date: 07/11/2023
Property Type: Apartment



219/6 Clarkson Ct CLAYTON 3168 (REI/VG)

Agent Comments

1 1 1

Price: \$317,500
Method: Private Sale
Date: 13/12/2023
Property Type: Apartment

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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