

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

11/6 ARNOTT 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

\$305,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2022

to

31 Dec 2022

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

20/210-220 NORMANBY ROAD NOTTING HILL VIC 3168	\$315,000	07-Sep-22
6/3 RUSDEN PLACE NOTTING HILL VIC 3168	\$310,000	18-Sep-22
3/1430 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$295,000	03-Jan-23

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.~~

This Statement of Information was prepared on: 24 January 2023

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**20/210-220 NORMANBY ROAD
NOTTING HILL VIC 3168**

1 1 1

Sold Price **\$315,000** Sold Date **07-Sep-22**

Distance **1.33km**



**6/3 RUSDEN PLACE NOTTING HILL
VIC 3168**

1 1 1

Sold Price **\$310,000** Sold Date **18-Sep-22**

Distance **1.43km**



**3/1430 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

1 1 1

Sold Price ^{RS} **\$295,000** Sold Date **03-Jan-23**

Distance **1.58km**

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

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