

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

3/8 BETTINA 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

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/5 EVELYN STREET CLAYTON VIC 3168	\$860,000	19-Nov-22
3/32 EVELYN STREET CLAYTON VIC 3168	\$960,000	27-Sep-22
1/36 KIONGA STREET CLAYTON VIC 3168	\$872,000	11-Dec-22

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: 02 February 2023



2/5 EVELYN STREET CLAYTON VIC 3168

Sold Price

\$860,000

Sold Date

19-Nov-22



4



2



2

Distance

0.41km



3/32 EVELYN STREET CLAYTON VIC 3168

Sold Price

\$960,000

Sold Date

27-Sep-22



6



3



2

Distance

0.42km



1/36 KIONGA STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$872,000**

Sold Date

11-Dec-22



4



3



2

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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