

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

1/6 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

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 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

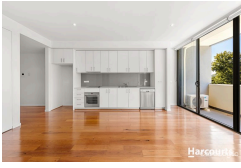
| | | |
|---|-----------|-----------|
| 37/2-4 SAMADA STREET NOTTING HILL VIC 3168 | \$340,000 | 19-Apr-24 |
| 115/6 CLARKSON COURT CLAYTON VIC 3168 | \$350,000 | 09-Apr-24 |
| 202/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169 | \$370,000 | 07-Mar-24 |

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.~~

This Statement of Information was prepared on: 03 July 2024

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37/2-4 SAMADA STREET NOTTING HILL VIC 3168 Sold Price **\$340,000** Sold Date **19-Apr-24**

 1  1  1

Distance **1.5km**



115/6 CLARKSON COURT CLAYTON VIC 3168 Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **09-Apr-24**

 1  1  1

Distance **1.58km**



202/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169 Sold Price **\$370,000** Sold Date **07-Mar-24**

 1  1  1

Distance **1.68km**

RS = Recent sale UN = Undisclosed Sale

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