

## 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

G05/6 CLARKSON COURT CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 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

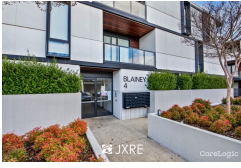
Date of sale

104/4 CLARKSON COURT CLAYTON VIC 3168	\$425,000	04-Oct-23
6/1796-1800 DANDENONG ROAD CLAYTON VIC 3168	\$505,000	19-Jan-24
202/124 CLAYTON ROAD CLAYTON VIC 3168	\$430,000	15-Nov-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: 22 March 2024


**104/4 CLARKSON COURT  
CLAYTON VIC 3168**
 2   
  2   
  -

 Sold Price    **\$425,000**    Sold Date    **04-Oct-23**

 Distance    **0km**

**6/1796-1800 DANDENONG ROAD  
CLAYTON VIC 3168**
 2   
  2   
  2

 Sold Price    **\$505,000**    Sold Date    **19-Jan-24**

 Distance    **1.56km**

**202/124 CLAYTON ROAD  
CLAYTON VIC 3168**
 2   
  1   
  1

 Sold Price    **\$430,000**    Sold Date    **15-Nov-23**

 Distance    **0.63km**

RS = Recent sale      UN = Undisclosed Sale

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