

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

g07/40 Bettina Street, Clayton Vic 3168

Indicative selling price

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

Range between \$380,000

&

\$418,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Clayton

Period - From 24/04/2023

to

23/04/2024

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 | 1/7 Burns Av CLAYTON SOUTH 3169 | \$394,000 | 20/04/2024 |
| 2 | 2/3 Rusden PI NOTTING HILL 3168 | \$385,000 | 05/02/2024 |
| 3 | 2/14 Bettina St CLAYTON 3168 | \$380,000 | 23/02/2024 |

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:

24/04/2024 18:29



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

24/04/2023 - 23/04/2024: \$550,000

Comparable Properties



1/7 Burns Av CLAYTON SOUTH 3169 (REI)

Agent Comments

2 1 1

Price: \$394,000

Method: Private Sale

Date: 20/04/2024

Property Type: Unit



2/3 Rusden Pl NOTTING HILL 3168 (REI/VG)

Agent Comments

2 1 2

Price: \$385,000

Method: Private Sale

Date: 05/02/2024

Property Type: Apartment



2/14 Bettina St CLAYTON 3168 (REI/VG)

Agent Comments

2 1 1

Price: \$380,000

Method: Private Sale

Date: 23/02/2024

Property Type: Apartment