

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

\$290,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2023

to

30 Sep 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

206/11 RENVER ROAD CLAYTON VIC 3168	\$330,000	05-Jul-24
213/660 BLACKBURN ROAD NOTTING HILL VIC 3168	\$340,000	30-Aug-24
101/6 CLARKSON COURT CLAYTON VIC 3168	\$330,000	09-Aug-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: 01 October 2024

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**206/11 RENVER ROAD CLAYTON
 VIC 3168**

 1  1  1

Sold Price **\$330,000** Sold Date **05-Jul-24**

Distance **0.7km**



**213/660 BLACKBURN ROAD
 NOTTING HILL VIC 3168**

 1  1  1

Sold Price ^{RS} **\$340,000** Sold Date **30-Aug-24**

Distance **1.43km**



**101/6 CLARKSON COURT
 CLAYTON VIC 3168**

 1  1  1

Sold Price ^{RS} **\$330,000** Sold Date **09-Aug-24**

Distance **1.58km**

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

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