

## 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

206/6 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

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2023

to

31 Oct 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

|  |           |           |
|--|-----------|-----------|
| 204/4 CLARKSON COURT CLAYTON VIC 3168        | \$400,000 | 22-Oct-24 |
| 217/6 CLARKSON COURT CLAYTON VIC 3168        | \$450,000 | 30-Sep-24 |
| 205/660 BLACKBURN ROAD NOTTING HILL VIC 3168 | \$425,000 | 04-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.~~

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**204/4 CLARKSON COURT  
CLAYTON VIC 3168**
 2  2  1

 Sold Price <sup>RS</sup> **\$400,000** <sup>UN</sup> Sold Date **22-Oct-24**

 Distance **0km**

**217/6 CLARKSON COURT  
CLAYTON VIC 3168**
 2  2  1

 Sold Price <sup>RS</sup> **\$450,000** Sold Date **30-Sep-24**

 Distance **0km**

**205/660 BLACKBURN ROAD  
NOTTING HILL VIC 3168**
 2  2  1

 Sold Price **\$425,000** Sold Date **04-Aug-24**

 Distance **1.41km**

**144/660 BLACKBURN ROAD  
NOTTING HILL VIC 3168**
 2  2  1

 Sold Price **\$430,000** Sold Date **15-Jun-24**

 Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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