

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

G14/2 CLARKSON COURT 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2023

to

31 Aug 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

107/4 CLARKSON COURT CLAYTON VIC 3168	\$320,000	25-Apr-24
115/6 CLARKSON COURT CLAYTON VIC 3168	\$350,000	09-Apr-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: 03 September 2024

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**107/4 CLARKSON COURT
CLAYTON VIC 3168**

1 1 1

Sold Price

^{RS} **\$320,000**

Sold Date **25-Apr-24**

Distance **0km**



**115/6 CLARKSON COURT
CLAYTON VIC 3168**

1 1 1

Sold Price

\$350,000

Sold Date **09-Apr-24**

Distance **0km**



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

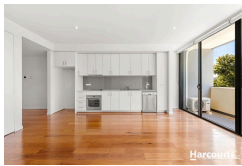
1 1 1

Sold Price

^{RS} **\$330,000**

Sold Date **09-Aug-24**

Distance **0km**



**37/2-4 SAMADA STREET NOTTING
HILL VIC 3168**

1 1 1

Sold Price

\$340,000

Sold Date **19-Apr-24**

Distance **1.39km**



**311/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

1 1 1

Sold Price

^{RS} **\$336,500**

Sold Date **27-Jun-24**

Distance **1.41km**



**317/660 BLACKBURN ROAD
NOTTING HILL VIC 3168**

1 1 1

Sold Price

\$335,000

Sold Date **14-Apr-24**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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