

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 202/4 Nicholson Court, Clayton, VIC 3168

Indicative selling price

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

Single price \$430,000

or range between

&

Median sale price

Median price \$ 750,000

Property type Unit

Suburb CLAYTON

Period - From 29/09/2021

to

28/03/2022

Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 404/18 Lomandra Drive Clayton South Vic 3169	\$470,000	2022-03-15
2 203/1213 Centre Road Oakleigh South Vic 3167	\$400,000	2021-10-27
3 Dandenong Road Clayton Vic 3168	\$405,000	2021-10-06

This Statement of Information was prepared on: 28/03/2022