# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

Date of sale

# Property offered for sale

Address Including suburb and postcode	

## Indicative selling price

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

Single price \$475,000

#### Median sale price

Median price	\$581,250	Pro	perty Type	Unit		Suburb	Clayton
Period - From	05/12/2024	to	04/12/2025		Source	Property	/ Data

### 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

1	1206/2 Connam Av CLAYTON 3168	\$485,000	04/08/2025
2	211/6 Clarkson Ct CLAYTON 3168	\$475,000	27/07/2025
3	106/27-29 Koonawarra St CLAYTON 3168	\$478,000	14/06/2025

#### 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:	05/12/2025 12:02







**Indicative Selling Price** \$475,000 **Median Unit Price** 05/12/2024 - 04/12/2025: \$581,250

# Comparable Properties



1206/2 Connam Av CLAYTON 3168 (REI/VG)

**Agent Comments** 

Price: \$485,000 Method: Private Sale Date: 04/08/2025

Property Type: Apartment

211/6 Clarkson Ct CLAYTON 3168 (VG)





Agent Comments

Price: \$475,000 Method: Sale Date: 27/07/2025

Property Type: Strata Unit/Flat



106/27-29 Koonawarra St CLAYTON 3168 (REI)





**Agent Comments** 

Price: \$478,000 Method: Private Sale Date: 14/06/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9803 0400





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