

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

13/10 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

\$229,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2024

to

28 Feb 2025

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

114/10 ARNOTT STREET CLAYTON VIC 3168	\$273,000	23-Jan-25
1/6 ARNOTT STREET CLAYTON VIC 3168	\$300,000	14-Nov-24
7/6 ARNOTT STREET CLAYTON VIC 3168	\$300,000	19-Dec-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: 27 March 2025



**114/10 ARNOTT STREET CLAYTON
VIC 3168**

Sold Price

\$273,000

Sold Date

23-Jan-25



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Distance

0.02km



**1/6 ARNOTT STREET CLAYTON VIC
3168**

Sold Price

\$300,000

Sold Date

14-Nov-24



1



1



-

Distance

0.04km



**7/6 ARNOTT STREET CLAYTON
VIC 3168**

Sold Price

Sold Date

19-Dec-24



1



1



1

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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