

## 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

2/11 ARNOTT STREET CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

House

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

1/10 KIONGA STREET CLAYTON VIC 3168	\$890,000	02-Mar-25
3/33 EVELYN STREET CLAYTON VIC 3168	\$900,000	04-Feb-25
2/6 IRWIN STREET CLAYTON VIC 3168	\$785,000	09-Nov-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: 05 March 2025



## 1/10 KIONGA STREET CLAYTON VIC 3168

 4  2  1

Sold Price

<sup>RS</sup> **\$890,000** Sold Date **02-Mar-25**

Distance **0.76km**



## 3/33 EVELYN STREET CLAYTON VIC 3168

 4  2  1

Sold Price

<sup>RS</sup> **\$900,000** Sold Date **04-Feb-25**

Distance **0.53km**



## 2/6 IRWIN STREET CLAYTON VIC 3168

 4  2  2

Sold Price

**\$785,000** Sold Date **09-Nov-24**

Distance **0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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