

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

303/2 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

\$420,000

&

\$462,000

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

217/6 CLARKSON COURT CLAYTON VIC 3168	\$450,000	01-Oct-24
206/6 CLARKSON COURT CLAYTON VIC 3168	\$425,000	19-Dec-24
201/2 CLARKSON COURT CLAYTON VIC 3168	\$450,000	07-Feb-25

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: 18 March 2025



**217/6 CLARKSON COURT
CLAYTON VIC 3168**

2 2 1

Sold Price **\$450,000** Sold Date **01-Oct-24**

Distance **0km**



**206/6 CLARKSON COURT
CLAYTON VIC 3168**

2 2 1

Sold Price ^{RS} **\$425,000** Sold Date **19-Dec-24**

Distance **0km**



**201/2 CLARKSON COURT
CLAYTON VIC 3168**

2 2 1

Sold Price **\$450,000** Sold Date **07-Feb-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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