

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

G11/6 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

\$430,000

&

\$470,000

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

201/2 CLARKSON COURT CLAYTON VIC 3168	450000	07-Feb-25
234/660 BLACKBURN ROAD NOTTING HILL VIC 3168	468000	15-Jan-25
660 BLACKBURN ROAD NOTTING HILL VIC 3168	442000	18-Mar-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: 26 March 2025



201/2 CLARKSON COURT CLAYTON VIC 3168

2 2 1

Sold Price **450000** Sold Date **07-Feb-25**

Distance -

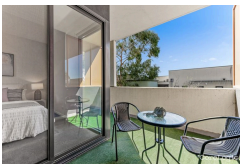


234/660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price **468000** Sold Date **15-Jan-25**

Distance **1.37km**



660 BLACKBURN ROAD NOTTING HILL VIC 3168

2 2 1

Sold Price ^{RS} **442000** Sold Date **18-Mar-25**

Distance **1.37km**

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

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