# 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*

g21/6 Clarkson Court, Clayton Vic 3168

## Indicative selling price

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

Single Price | $319,000

## Median sale price

| Median price | $758,500 | Property Type | Unit | Suburb | Clayton |
| --- | --- | --- | --- | --- | --- |
| Period - From | 01/10/2023 | to | 30/09/2024 | Source | REIV |

## 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 | Price | Date of sale |
| --- | --- | --- | --- |
| 1 | G14/2 Clarkson Ct CLAYTON 3168 | $320,000 | 14/10/2024 |
| 2 | 102/40 Bettina St CLAYTON 3168 | $380,300 | 07/10/2024 |
| 3 | 101/6 Clarkson Ct CLAYTON 3168 | $330,000 | 09/08/2024 |

**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: | 25 November 2024

CONSUMER AFFAIRS VICTORIA

# g21/6 Clarkson Court, Clayton Vic 3168

🛏 🛁 - 🚗

**Property Type:** Strata Unit/Flat

**Indicative Selling Price**
$319,000
**Median Unit Price**
Year ending September 2024: $758,500

# Comparable Properties



### G14/2 Clarkson Ct CLAYTON 3168 (REI)

🛏 1    🛁 1    🚗 1

**Price:** $320,000
**Method:** Private Sale
**Date:** 14/10/2024
**Property Type:** Apartment

Agent Comments



### 102/40 Bettina St CLAYTON 3168 (REI/VG)

🛏 2    🛁 1    🚗 1

**Price:** $380,300
**Method:** Private Sale
**Date:** 07/10/2024
**Property Type:** Apartment

Agent Comments



### 101/6 Clarkson Ct CLAYTON 3168 (REI)

🛏 1    🛁 1    🚗 1

**Price:** $330,000
**Method:** Private Sale
**Date:** 09/08/2024
**Property Type:** Apartment

Agent Comments

**Account** - Burnham   | P: 03 9687 1344   | F: 03 9687 2044