### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	le
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Address	g21/6 Clarkson Court, Clayton Vic 3168
Including suburb and	
postcode	

#### 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	Pro	perty Type U	nit		Suburb	Clayton
Period - From	01/10/2023	to	30/09/2024	So	ource	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

Au	aress or comparable property	1 1100	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
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Date of sale







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)

Price: \$320,000 Method: Private Sale Date: 14/10/2024

Property Type: Apartment

**Agent Comments** 



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





**Agent Comments** 

Price: \$380,300 Method: Private Sale Date: 07/10/2024

Property Type: Apartment



101/6 Clarkson Ct CLAYTON 3168 (REI)





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



