

# 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

107/40 Bettina Street, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$420,000

### Median sale price

Median price \$555,000 Property Type Unit Suburb Clayton

Period - From 27/03/2023 to 26/03/2024 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	1/10 Bettina St CLAYTON 3168	\$480,000	16/01/2024
2	G37/660 Blackburn Rd NOTTING HILL 3168	\$425,000	19/02/2024
3	2/14 Bettina St CLAYTON 3168	\$380,000	23/02/2024

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:

27/03/2024 09:40



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

27/03/2023 - 26/03/2024: \$555,000

## Comparable Properties



1/10 Bettina St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$480,000

Method: Sold Before Auction

Date: 16/01/2024

Property Type: Apartment

G37/660 Blackburn Rd NOTTING HILL 3168 (VG)

Agent Comments



Price: \$425,000

Method: Sale

Date: 19/02/2024

Property Type: Strata Unit/Flat



2/14 Bettina St CLAYTON 3168 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 23/02/2024

Property Type: Apartment