

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

2/3 HOWARD 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2022

to

30 Sep 2023

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

4/6 WRIGHT STREET CLAYTON VIC 3168	\$575,000	20-May-23
8/444 HAUGHTON ROAD CLAYTON VIC 3168	\$580,000	26-Aug-23
3/10 DENNIS STREET CLAYTON VIC 3168	\$490,000	09-Oct-23

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: 24 October 2023

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**4/6 WRIGHT STREET CLAYTON
VIC 3168**
 2  -  -

Sold Price

\$575,000

 Sold Date **20-May-23**

Distance

0.8km

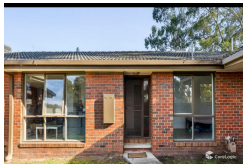
**8/444 HAUGHTON ROAD
CLAYTON VIC 3168**
 1  1  2

Sold Price

\$580,000

 Sold Date **26-Aug-23**

Distance

1.25km

**3/10 DENNIS STREET CLAYTON
VIC 3168**
 2  1  1

Sold Price

^{RS} **\$490,000**

 Sold Date **09-Oct-23**

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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