

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

2/5 Morton Street, Clayton Vic 3168

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Clayton

Period - From 01/01/2024 to 31/03/2024 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 | 2/118 Kanooka Gr CLAYTON 3168 | \$856,000 | 20/04/2024 |
| 2 | 2/19 Thompson St CLAYTON 3168 | \$810,000 | 18/05/2024 |
| 3 | 3/22 Dennis St CLAYTON 3168 | \$800,400 | 13/04/2024 |

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:

25/06/2024 15:12



Property Type:
Agent Comments

Indicative Selling Price
\$790,000 - \$869,000
Median Unit Price
March quarter 2024: \$760,000

Comparable Properties

2/118 Kanooka Gr CLAYTON 3168 (REI)

Agent Comments



Price: \$856,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit



2/19 Thompson St CLAYTON 3168 (REI)

Agent Comments



Price: \$810,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit



3/22 Dennis St CLAYTON 3168 (REI)

Agent Comments



Price: \$800,400
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit

Account - Barry Plant | P: 03 9803 0400