

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

1-5/43 MORTON STREET 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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

Other

Suburb

Clayton

Period-from

01 Jun 2023

to

31 May 2024

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

3/21-23 MORTON STREET CLAYTON VIC 3168	\$422,000	21-Aug-23
4/21-23 MORTON STREET CLAYTON VIC 3168	\$422,000	21-Aug-23
8/21-23 MORTON STREET CLAYTON VIC 3168	\$422,000	21-Aug-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: 28 June 2024

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**3/21-23 MORTON STREET
CLAYTON VIC 3168**

 2  2  1

Sold Price

\$422,000

Sold Date

21-Aug-23

Distance

0.15km



**4/21-23 MORTON STREET
CLAYTON VIC 3168**

 2  1  1

Sold Price

Sold Date

21-Aug-23

Distance

0.15km



**8/21-23 MORTON STREET
CLAYTON VIC 3168**

 2  1  1

Sold Price

Sold Date

21-Aug-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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