

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

52 Cleary Court, Clayton South Vic 3169

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$940,000 Property Type House Suburb Clayton South

Period - From 01/10/2022 to 30/09/2023 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	26 Cleary Ct CLAYTON SOUTH 3169	\$872,000	29/07/2023
2	2 Andleon Ct CLAYTON SOUTH 3169	\$860,000	19/05/2023
3	23 Monash Cr CLAYTON SOUTH 3169	\$858,000	29/07/2023

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:

18/10/2023 10:17



Property Type: House (Previously Occupied - Detached)
Land Size: 534 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$850,000
Median House Price
 Year ending September 2023: \$940,000

Comparable Properties



26 Cleary Ct CLAYTON SOUTH 3169 (REI/VG) Agent Comments



Price: \$872,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 534 sqm approx



2 Andleon Ct CLAYTON SOUTH 3169 (REI) Agent Comments



Price: \$860,000
Method: Private Sale
Date: 19/05/2023
Property Type: House



23 Monash Cr CLAYTON SOUTH 3169 (REI) Agent Comments



Price: \$858,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 572 sqm approx

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