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

6 Morton Street, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betweer	\$1,250,000		&		\$1,350,000						
Median sale pr	rice										
Median price	\$1,295,000	Property Type		Ηοι	House		Suburb	Clayton			
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	27 Murdo Rd CLAYTON 3168	\$1,310,000	25/11/2023
2	11 Westerfield Dr NOTTING HILL 3168	\$1,260,000	24/02/2024
3	18 Irwin St CLAYTON 3168	\$1,250,000	03/03/2024

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:

07/03/2024 14:54



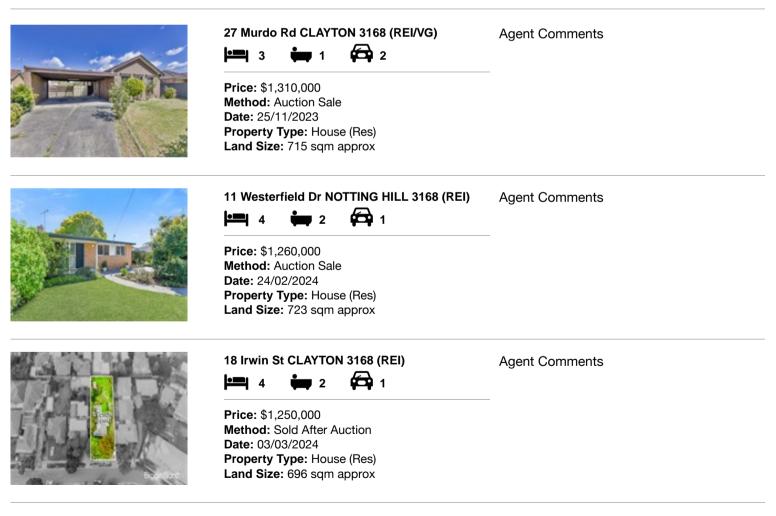






Property Type: House (Previously Occupied - Detached) Land Size: 756 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price Year ending December 2023: \$1,295,000

Comparable Properties



Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700





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