

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 between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,295,000 Property Type House Suburb Clayton

Period - From 01/01/2023 to 31/12/2023 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 | 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



3 -

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



27 Murdo Rd CLAYTON 3168 (REI/VG)

Agent Comments

3 1 2

Price: \$1,310,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 715 sqm approx



11 Westerfield Dr NOTTING HILL 3168 (REI)

Agent Comments

4 2 1

Price: \$1,260,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 723 sqm approx



18 Irwin St CLAYTON 3168 (REI)

Agent Comments

4 2 1

Price: \$1,250,000
Method: Sold After Auction
Date: 03/03/2024
Property Type: House (Res)
Land Size: 696 sqm approx

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