

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

64 Cleary Court, Clayton South Vic 3169

Indicative selling price

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

Range between \$830,000 & \$900,000

Median sale price

Median price \$1,017,500 Property Type House Suburb Clayton South

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	23 Mallowa St CLAYTON SOUTH 3169	\$1,081,000	23/03/2024
2	26 Helena St CLAYTON SOUTH 3169	\$955,000	21/12/2023
3	52 Cleary Ct CLAYTON SOUTH 3169	\$900,000	13/11/2023

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:

24/04/2024 11:53



3 1 2

Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$900,000
Median House Price
March quarter 2024: \$1,017,500

Comparable Properties



23 Mallowa St CLAYTON SOUTH 3169 (REI)

Agent Comments

3 1 2

Price: \$1,081,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House



26 Helena St CLAYTON SOUTH 3169 (REI)

Agent Comments

3 2 2

Price: \$955,000
Method: Private Sale
Date: 21/12/2023
Property Type: House



52 Cleary Ct CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

3 1 2

Price: \$900,000
Method: Sold Before Auction
Date: 13/11/2023
Property Type: House (Res)
Land Size: 532 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481