Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	64 Cleary Court, Clayton South Vic 3169
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,017,500	Pro	perty 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

Aut	areas or comparable property	1 1100	Date of Sale
1	23 Mallawa 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



Date of sale









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



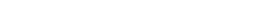
23 Mallawa St CLAYTON SOUTH 3169 (REI)

1 3



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









Agent Comments

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52 Cleary Ct CLAYTON SOUTH 3169 (REI/VG)

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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



