

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

9/4-6 BETTINA STREET CLAYTON VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,750

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

G08/40 BETTINA STREET CLAYTON VIC 3168	\$440,000	13-Jun-23
8/61-63 KANOOKA GROVE CLAYTON VIC 3168	\$415,000	18-Nov-23
G04/130 WELLINGTON ROAD CLAYTON VIC 3168	\$390,000	02-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 18 December 2023



**G08/40 BETTINA STREET
CLAYTON VIC 3168**

2 1 1

Sold Price **\$440,000** Sold Date **13-Jun-23**

Distance **0.31km**



**8/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

2 1 1

Sold Price ^{RS} **\$415,000** Sold Date **18-Nov-23**

Distance **1.01km**



**G04/130 WELLINGTON ROAD
CLAYTON VIC 3168**

2 1 1

Sold Price **\$390,000** Sold Date **02-Oct-23**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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