

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

G01/90 WELLINGTON ROAD 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

Other

Suburb

Clayton

Period-from

01 Jun 2023

to

31 May 2024

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

115/6 CLARKSON COURT CLAYTON VIC 3168	\$350,000	09-Apr-24
202/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$370,000	07-Mar-24
37/2-4 SAMADA STREET NOTTING HILL VIC 3168	\$340,000	19-Apr-24

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: 27 June 2024

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**115/6 CLARKSON COURT
 CLAYTON VIC 3168**

 1  1  1

Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **09-Apr-24**

Distance **1.76km**



**202/1408 CENTRE ROAD
 CLAYTON SOUTH VIC 3169**

 1  1  1

Sold Price **\$370,000** Sold Date **07-Mar-24**

Distance **1.89km**



**37/2-4 SAMADA STREET NOTTING
 HILL VIC 3168**

 1  1  1

Sold Price **\$340,000** Sold Date **19-Apr-24**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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