

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

G02/4 Clarkson Court, Clayton Vic 3168

Indicative selling price

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

Range between \$385,000 & \$420,000

Median sale price

Median price \$735,000 Property Type Unit Suburb Clayton

Period - From 01/10/2023 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	104/4 Clarkson Ct CLAYTON 3168	\$425,000	04/10/2023
2	103/6 Clarkson Ct CLAYTON 3168	\$420,000	03/09/2023
3	101/124 Clayton Rd CLAYTON 3168	\$410,000	08/09/2023

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:

28/02/2024 11:18



Property Type:
Agent Comments

Indicative Selling Price
\$385,000 - \$420,000
Median Unit Price
December quarter 2023: \$735,000

Comparable Properties

104/4 Clarkson Ct CLAYTON 3168 (VG)

Agent Comments



Price: \$425,000
Method: Sale
Date: 04/10/2023
Property Type: Strata Unit/Flat

103/6 Clarkson Ct CLAYTON 3168 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 03/09/2023
Property Type: Strata Unit/Flat

101/124 Clayton Rd CLAYTON 3168 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 08/09/2023
Property Type: Strata Unit/Flat
Land Size: 697 sqm approx

Account - Barry Plant | P: 03 9803 0400