

## 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

G06/2 CLARKSON COURT CLAYTON VIC 3168

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2023

to

31 Dec 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

3/1 IONA STREET CLAYTON VIC 3168	\$500,000	15-Jul-23
518/864 BLACKBURN ROAD CLAYTON VIC 3168	\$500,000	08-Sep-23
1101/868 BLACKBURN ROAD CLAYTON VIC 3168	\$525,000	15-Jul-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: 10 January 2024



**3/1 IONA STREET CLAYTON VIC 3168**

2 1 1

Sold Price

**\$500,000**

Sold Date

**15-Jul-23**

Distance

**1.91km**



**518/864 BLACKBURN ROAD CLAYTON VIC 3168**

2 2 1

Sold Price

Sold Date

**08-Sep-23**

Distance

**2.23km**



**1101/868 BLACKBURN ROAD CLAYTON VIC 3168**

2 1 1

Sold Price

**\$525,000**

Sold Date

**15-Jul-23**

Distance

**2.23km**

RS = Recent sale

UN = Undisclosed Sale

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