

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

217/6 CLARKSON COURT 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

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

G05/6 CLARKSON COURT CLAYTON VIC 3168	\$505,000	09-Apr-24
G06/2 CLARKSON COURT CLAYTON VIC 3168	\$534,000	06-Feb-24
10/8-10 BROWNS ROAD CLAYTON VIC 3168	\$480,000	15-Jan-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: 28 June 2024



**G05/6 CLARKSON COURT
CLAYTON VIC 3168**

2 2 1

Sold Price **\$505,000** Sold Date **09-Apr-24**

Distance **0km**



**G06/2 CLARKSON COURT
CLAYTON VIC 3168**

2 2 -

Sold Price **\$534,000** Sold Date **06-Feb-24**

Distance **0km**



**10/8-10 BROWNS ROAD CLAYTON
VIC 3168**

2 1 2

Sold Price **\$480,000** Sold Date **15-Jan-24**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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