

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

1/1 BURNS AVENUE CLAYTON SOUTH VIC 3169

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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2022

to

31 Aug 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

| | | |
|---------------------------------------------|-----------|-----------|
| 1/5 BURNS AVENUE CLAYTON SOUTH VIC 3169 | \$565,000 | 25-Jun-23 |
| 4/54 OAKES AVENUE CLAYTON SOUTH VIC 3169 | \$510,000 | 21-Apr-23 |
| 2/14 BROWNING AVENUE CLAYTON SOUTH VIC 3169 | \$550,000 | 06-May-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: 06 September 2023



**1/5 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

2 1 2

Sold Price

^{RS} **\$565,000**

Sold Date **25-Jun-23**

Distance **0.03km**



**4/54 OAKES AVENUE CLAYTON
SOUTH VIC 3169**

2 1 2

Sold Price

\$510,000

Sold Date **21-Apr-23**

Distance **0.09km**



**2/14 BROWNING AVENUE
CLAYTON SOUTH VIC 3169**

2 1 1

Sold Price

\$550,000

Sold Date **06-May-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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