

## 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

1/3 SECOND STREET CLAYTON SOUTH VIC 3169

### 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

\$550,000

&

\$605,000

### 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

25 BOND STREET CLAYTON SOUTH VIC 3169	\$655,000	08-Jul-23
1/2 CULSHAW AVENUE CLAYTON SOUTH VIC 3169	\$665,000	23-Mar-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: 07 September 2023

**25 BOND STREET CLAYTON  
SOUTH VIC 3169**

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Sold Price

RS

**\$655,000**

Sold Date

**08-Jul-23**

Distance

**1.95km****1/2 CULSHAW AVENUE CLAYTON  
SOUTH VIC 3169**

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Sold Price

**\$665,000**

Sold Date

**23-Mar-23**

Distance

**1.44km**

RS = Recent sale

UN = Undisclosed Sale

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