

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

1/7 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2023

to

31 Jan 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

1/1 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$468,000	14-Oct-23
3/10 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$455,000	04-Oct-23
1/10 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$455,000	04-Oct-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: 12 February 2024



1/1 BURNS AVENUE CLAYTON SOUTH VIC 3169

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Sold Price **\$468,000** Sold Date **14-Oct-23**

Distance **0.06km**



3/10 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

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Sold Price **\$455,000** Sold Date **04-Oct-23**

Distance **0.14km**



1/10 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

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Sold Price Sold Date **04-Oct-23**

Distance **0.15km**



2/39 RAYHUR STREET CLAYTON SOUTH VIC 3169

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Sold Price **\$451,000** Sold Date **18-Apr-23**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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