

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

11 MELOSA 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$923,000

Property type

House

Suburb

Clayton South

Period-from

01 Apr 2023

to

31 Mar 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

54 SYLVANDER STREET CLAYTON SOUTH VIC 3169	\$942,000	02-Dec-23
2 ENNGONIA CRESCENT CLAYTON SOUTH VIC 3169	\$900,000	28-Oct-23
52 CLEARY COURT CLAYTON SOUTH VIC 3169	\$900,000	06-Nov-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: 17 April 2024



54 SYLVANDER STREET CLAYTON Sold Price **\$942,000** Sold Date **02-Dec-23**
SOUTH VIC 3169

 3  1  3

Distance **0.12km**



2 ENNGONIA CRESCENT CLAYTON Sold Price **\$900,000** Sold Date **28-Oct-23**
SOUTH VIC 3169

 3  2  1

Distance **0.28km**



52 CLEARY COURT CLAYTON Sold Price Sold Date **06-Nov-23**
SOUTH VIC 3169

 3  1  2

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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