

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

2/13 OAKES 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,500

Property type

House

Suburb

Clayton South

Period-from

01 Mar 2023

to

29 Feb 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

1/10 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$455,000	04-Oct-23
3/10 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$455,000	04-Oct-23
2/11 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$459,000	21-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: 12 March 2024



**1/10 WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

2 1 1

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

Distance **0.32km**



**3/10 WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

2 1 1

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

Distance **0.33km**



**2/11 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price ^{RS} **\$459,000** Sold Date **21-Jan-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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