

## 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

2/7 BURNS AVENUE 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

\$430,000

&

\$473,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

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

3/7 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$452,000	02-Mar-24
2/11 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$459,000	21-Jan-24
2/13 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$467,000	13-Apr-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: 19 April 2024

**3/7 BURNS AVENUE CLAYTON  
SOUTH VIC 3169**

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Sold Price **\$452,000** Sold Date **02-Mar-24**Distance **0.01km****2/11 BURNS AVENUE CLAYTON  
SOUTH VIC 3169**

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Sold Price **\$459,000** Sold Date **21-Jan-24**Distance **0.04km****2/13 OAKES AVENUE CLAYTON  
SOUTH VIC 3169**

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Sold Price <sup>RS</sup> **\$467,000** Sold Date **13-Apr-24**Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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