

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 212/60 Autumn Terrace, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$430,000 & \$470,000

Median sale price

Median price \$840,800 Property Type Unit Suburb Clayton South

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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	103/16 Lomandra Dr CLAYTON SOUTH 3169	\$460,000	24/04/2024
2	115/59 Autumn Tce CLAYTON SOUTH 3169	\$435,000	18/01/2024
3	301/60 Autumn Tce CLAYTON SOUTH 3169	\$430,000	29/01/2024

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 six months.~~

This Statement of Information was prepared on: 13/05/2024 10:50



2
 2
 1

Property Type: apartment
Agent Comments

Indicative Selling Price
 \$430,000 - \$470,000
Median Unit Price
 March quarter 2024: \$840,800

Comparable Properties



103/16 Lomandra Dr CLAYTON SOUTH 3169 (REI)

Agent Comments

2
 2
 1

Price: \$460,000
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment



115/59 Autumn Tce CLAYTON SOUTH 3169 (REI)

Agent Comments

2
 2
 1

Price: \$435,000
Method: Private Sale
Date: 18/01/2024
Property Type: Apartment

301/60 Autumn Tce CLAYTON SOUTH 3169 (VG)

Agent Comments

2
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Price: \$430,000
Method: Sale
Date: 29/01/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400