

## 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

219/60 AUTUMN TERRACE 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

\$433,000

&

\$453,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2023

to

30 Apr 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

319/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	422000	09-Jan-24
301/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	430000	29-Jan-24
103/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	460000	24-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: 14 May 2024

**319/60 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price **422000** Sold Date **09-Jan-24**

Distance -

**301/60 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price **430000** Sold Date **29-Jan-24**

Distance -



**103/16 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price <sup>RS</sup> **460000** Sold Date **24-Apr-24**

Distance **1.49km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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