

## 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

21C MILTON 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

\$850,000

&

\$890,000

### 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

1/35 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$892,000	02-Mar-24
4/32 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$900,000	28-Feb-24
21A FIRST STREET CLAYTON SOUTH VIC 3169	\$903,000	23-Mar-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.

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**1/35 TENNYSON AVENUE  
CLAYTON SOUTH VIC 3169**

4 2 1

Sold Price <sup>RS</sup> **\$892,000** Sold Date **02-Mar-24**

Distance **0.16km**

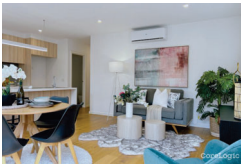


**4/32 BURNS AVENUE CLAYTON  
SOUTH VIC 3169**

3 2 2

Sold Price <sup>RS</sup> **\$900,000** Sold Date **28-Feb-24**

Distance **0.5km**



**21A FIRST STREET CLAYTON  
SOUTH VIC 3169**

4 2 1

Sold Price <sup>RS</sup> **\$903,000** Sold Date **23-Mar-24**

Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

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