

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 3/11 Burns Avenue, Clayton South, VIC 3169

Indicative selling price

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

Price Range

\$439,000

&

\$459,000

Median sale price

Median price

\$532,500

Property Type

House

Suburb

Clayton South (3169)

Period - From

01/07/2023

to

31/12/2023

Source

Pricefinder.com.au

Comparable property sales

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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
3/10 WORDSWORTH AVENUE, CLAYTON SOUTH VIC 3169	\$455,000	05/10/2023
2/11 BURNS AVENUE, CLAYTON SOUTH VIC 3169	\$459,000	21/01/2024
1/10 WORDSWORTH AVENUE, CLAYTON SOUTH VIC 3169	\$455,000	04/10/2023

This Statement of Information was prepared on: 27/02/2024