

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

3/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,800

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2022

to

30 Sep 2023

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

3/18 MANOON ROAD CLAYTON SOUTH VIC 3169	\$705,000	24-Jun-23
1/22 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$765,000	08-Apr-23
4/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$850,000	12-Jul-23

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: 05 October 2023

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6/18 MANOON ROAD CLAYTON SOUTH VIC 3169
 3  1  1

 Sold Price **\$705,000** Sold Date **24-Jun-23**

 Distance **1.95km**

1/22 BURNS AVENUE CLAYTON SOUTH VIC 3169
 3  2  2

 Sold Price **\$765,000** Sold Date **08-Apr-23**

 Distance **0.29km**

4/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169
 3  3  2

 Sold Price **\$850,000** Sold Date **12-Jul-23**

 Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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