

# 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

3/48 McMillan Street, 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)

Single price \$1,225,000 or range between &

### Median sale price

Median price \$930,000 Property type House Suburb CLAYTON SOUTH

Period - From 24/07/2022 to 23/07/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 95 Harlington Street Clayton Vic 3168	\$1,200,001	2023-05-24
2 57b Rosebank Avenue Clayton South Vic 3169	\$1,150,000	2023-05-06
3 10a Springs Road Clarinda Vic 3169	\$1,188,000	2023-07-01

This Statement of Information was prepared on: 24/07/2023

