

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 TIPPET STREET 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

\$950,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|---|-------------|-----------|
| 1/1468 CENTRE ROAD CLAYTON SOUTH VIC 3169 | \$980,000 | 19-Aug-23 |
| 1/26 TENNYSON AVENUE CLAYTON SOUTH VIC 3169 | \$1,000,000 | 02-Sep-23 |
| 1/3 BURNS AVENUE CLAYTON SOUTH VIC 3169 | \$950,000 | 27-Oct-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: 11 April 2024

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**1/1468 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

4 2 2

Sold Price **\$980,000** Sold Date **19-Aug-23**Distance **0.25km****1/26 TENNYSON AVENUE
CLAYTON SOUTH VIC 3169**

4 3 1

Sold Price **\$1,000,000** Sold Date **02-Sep-23**Distance **0.44km****1/3 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

4 3 2

Sold Price **\$950,000** Sold Date **27-Oct-23**Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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