

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

4/23 MERLYN 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jan 2023

to

31 Dec 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

10/27-29 LANARK STREET CLAYTON SOUTH VIC 3169	\$550,000	03-Nov-23
CENTRE ROAD CLAYTON SOUTH VIC 3169	\$523,000	09-May-23
312/1408 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$470,000	05-Dec-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: 23 January 2024



**10/27-29 LANARK STREET
CLAYTON SOUTH VIC 3169**

2 1 1

Sold Price **\$550,000** Sold Date **03-Nov-23**

Distance **0.3km**



**CENTRE ROAD CLAYTON SOUTH
VIC 3169**

2 1 1

Sold Price **\$523,000** Sold Date **09-May-23**

Distance **1km**



**312/1408 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price ^{RS} **\$470,000** Sold Date **05-Dec-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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