

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

4/26 OAKES 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Clayton South

Period-from

01 Jul 2022

to

30 Jun 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

1/45 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$800,000	26-Mar-23
1/28 MAIN ROAD CLAYTON SOUTH VIC 3169	\$850,000	26-Mar-23
4/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$850,000	14-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: 26 July 2023


**1/45 TENNYSON AVENUE
CLAYTON SOUTH VIC 3169**
 4
  3
  2

 Sold Price **\$800,000** Sold Date **26-Mar-23**

 Distance **0.27km**

**1/28 MAIN ROAD CLAYTON SOUTH
VIC 3169**
 3
  3
  2

 Sold Price **\$850,000** Sold Date **26-Mar-23**

 Distance **0.47km**

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

 Sold Price ^{RS} **\$850,000** Sold Date **14-Jul-23**

 Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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