

## 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

505 CLAYTON ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$750,000

### 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

4/35 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$877,000	01-Sep-23
4/1303-1305 CENTRE ROAD CLAYTON VIC 3168	\$805,000	14-May-23
4/16 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$738,000	04-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: 22 October 2023


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

 Sold Price    **\$877,000**    Sold Date    **01-Sep-23**

 Distance    **1.07km**

**4/1303-1305 CENTRE ROAD  
CLAYTON VIC 3168**
 3   
  1   
  1

 Sold Price    **\$805,000**    Sold Date    **14-May-23**

 Distance    **1.41km**

**4/16 BURNS AVENUE CLAYTON  
SOUTH VIC 3169**
 3   
  2   
  3

 Sold Price    **\$738,000**    Sold Date    **04-Jul-23**

 Distance    **1.55km**

RS = Recent sale    UN = Undisclosed Sale

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