

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

**Section 47AF of the Estate Agents Act 1980**

PAUL JONES REALTY

**Property offered for sale**

Address including suburb and postcode: 85 OSBORNE 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 \$ 930,000 & \$ 990,000

**Median sale price**

Median price \$ 920,500 Property type HOUSE Suburb CLAYTON SOUTH  
Period - From 01/10/2023 to 31/03/2024 Source PRICEFINDER

**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 six 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 |
|--------------------------------|------------|--------------|
| 8 Saunders St, Clayton South   | \$ 876,000 | 28/10/2023   |
| 114 Osborne Ave, Clayton South | \$ 902,000 | 02/10/2023   |
| 120 Osborne Ave Clayton South  | \$ 930,000 | 12/02/2024   |

OR

B\*

This Statement of Information was prepared on: 17/04/2024