

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

4/27 BURNS 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/32 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$898,000	22-Feb-25
24 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$908,000	15-Nov-24
16B MILTON AVENUE CLAYTON SOUTH VIC 3169	\$985,000	30-Nov-24

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 February 2025



**1/32 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

3 2 1

Sold Price

^{RS}

\$898,000

Sold Date

22-Feb-25

Distance

0.08km



**24 WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

3 2 1

Sold Price

\$908,000

Sold Date

15-Nov-24

Distance

0.17km



**16B MILTON AVENUE CLAYTON
SOUTH VIC 3169**

3 2 1

Sold Price

^{RS}

\$985,000

Sold Date

30-Nov-24

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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