

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 217/59 Autumn Terrace, Clayton South, VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$400,000

&

\$440,000

Median sale price

Median price

\$551,000

Property Type

Unit

Suburb

Clayton South (3169)

Period - From

01/01/2024

to

31/12/2024

Source

pricefinder

Comparable property sales

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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 |
|-----------------------------------------------|-----------|--------------|
| 304/59 AUTUMN TERRACE, CLAYTON SOUTH VIC 3169 | \$415,000 | 21/11/2024 |
| 113/59 AUTUMN TERRACE, CLAYTON SOUTH VIC 3169 | \$430,000 | 04/10/2024 |
| 118/59 AUTUMN TERRACE, CLAYTON SOUTH VIC 3169 | \$440,000 | 19/09/2024 |

This Statement of Information was prepared on: 14/02/2025