

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

1/29 BROWNING 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2021

to

28 Feb 2022

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

3/33 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$785,000	25-Sep-21
1/22 MALLAWA STREET CLAYTON SOUTH VIC 3169	\$752,000	23-Oct-21
1/454 CLAYTON ROAD CLAYTON SOUTH VIC 3169	\$740,000	21-Nov-21

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: 30 March 2022


3/33 MILTON AVENUE CLAYTON SOUTH VIC 3169
 3  2  2

 Sold Price **\$785,000** Sold Date **25-Sep-21**

Distance -


1/22 MALLAWA STREET CLAYTON SOUTH VIC 3169
 3  1  1

 Sold Price **\$752,000** Sold Date **23-Oct-21**

Distance -


1/454 CLAYTON ROAD CLAYTON SOUTH VIC 3169
 3  1  2

 Sold Price **\$740,000** Sold Date **21-Nov-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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