#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

Address	1/55 Bevan Avenue, Clayton South Vic 3169
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between \$660,000	&	\$720,000
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#### Median sale price

Median price	\$785,750	Pro	perty Type	Jnit		Suburb	Clayton South
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

### 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

	aress of comparable property	1 1100	Date of Sale
1	1/25 Bevan Av CLAYTON SOUTH 3169	\$802,500	07/12/2024
2	3/52-54 Tennyson Av CLAYTON SOUTH 3169	\$690,000	26/10/2024
3	1/17 Dyer Ct CLARINDA 3169	\$745,000	19/10/2024

#### OR

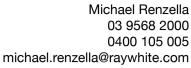
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/02/2025 15:59



Date of sale





**Indicative Selling Price** \$660,000 - \$720,000 **Median Unit Price** Year ending December 2024: \$785,750





Property Type: unit Land Size: 300 sqm approx **Agent Comments** 

## Comparable Properties



1/25 Bevan Av CLAYTON SOUTH 3169 (REI)

Price: \$802,500 Method: Auction Sale Date: 07/12/2024 Property Type: Unit

**Agent Comments** 



3/52-54 Tennyson Av CLAYTON SOUTH 3169 (REI/VG)





Price: \$690,000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit

Land Size: 215 sqm approx

Agent Comments



1/17 Dyer Ct CLARINDA 3169 (REI/VG)

Price: \$745,000 Method: Auction Sale





**Agent Comments** 

Date: 19/10/2024 Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



