

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

5/7 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

\$395,000

&

\$430,000

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

4/1424 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$438,000	17-Oct-24
113/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$430,000	04-Oct-24
102/40 BETTINA STREET CLAYTON VIC 3168	\$380,300	09-Oct-24

OR

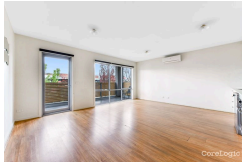
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 February 2025

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**4/1424 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

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Sold Price

\$438,000

Sold Date

17-Oct-24

Distance

0.88km**113/59 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

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Sold Price

\$430,000

Sold Date

04-Oct-24

Distance

0.5km**102/40 BETTINA STREET
CLAYTON VIC 3168**

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Sold Price

\$380,300

Sold Date

09-Oct-24

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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