

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

3/26A Audsley Street 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/13 Oakes Avenue Clayton South VIC 3169	\$465,000	28-May-20
2/39 Rayhur Street Clayton South VIC 3169	\$420,000	18-Apr-20
132/59 Autumn Terrace Clayton South VIC 3169	\$422,000	21-Mar-20

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: 20 July 2020

Lisa Tsang

M 0430 228 669

E lisatsang@jxre.com.au


**2/13 Oakes Avenue Clayton South
VIC 3169**
 2  1  1

Sold Price

\$465,000

 Sold Date **28-May-20**

 Distance **0.74km**

**2/39 Rayhur Street Clayton South
VIC 3169**
 2  1  1

Sold Price

\$420,000

 Sold Date **18-Apr-20**

 Distance **0.83km**

**132/59 Autumn Terrace Clayton
South VIC 3169**
 2  2  1

Sold Price

\$422,000

 Sold Date **21-Mar-20**

 Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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