

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

3/1422 CENTRE ROAD 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2023

to

31 Mar 2024

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

123/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$432,000	24-Oct-23
115/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$435,000	18-Jan-24
124B/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$450,000	14-Oct-23

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: 12 April 2024



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**123/59 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$432,000** Sold Date **24-Oct-23**

Distance **1.37km**



**115/59 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price ^{RS} **\$435,000** Sold Date **18-Jan-24**

Distance **1.37km**



**124B/60 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price ^{RS} **\$450,000** Sold Date **14-Oct-23**

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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