

## 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

3/7 Wordsworth Avenue Clayton South VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 3/61 Bevan Avenue Clayton South VIC 3169     | \$693,988 | 12-Jul-21 |
| 1/21 Tennyson Avenue Clayton South VIC 3169  | \$585,000 | 25-May-21 |
| 1/687 Heatherton Road Clayton South VIC 3169 | \$630,000 | 14-Aug-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: 01 October 2021



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**3/61 Bevan Avenue Clayton South  
VIC 3169**

3 2 2

Sold Price

**\$693,988**

Sold Date

**12-Jul-21**

Distance

**0.52km**



**1/21 Tennyson Avenue Clayton  
South VIC 3169**

3 1 2

Sold Price

**\$585,000**

Sold Date

**25-May-21**

Distance

**0.2km**



**1/687 Heatherton Road Clayton  
South VIC 3169**

3 1 1

Sold Price

**\$630,000**

Sold Date

**14-Aug-21**

Distance

**2.77km**

RS = Recent sale

UN = Undisclosed Sale

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