

## 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

105 OSBORNE AVENUE CLAYTON SOUTH VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Clayton South

Period-from

01 Dec 2022

to

30 Nov 2023

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

23 MONASH CRESCENT CLAYTON SOUTH VIC 3169	\$858,000	29-Jul-23
8 SAUNDERS STREET CLAYTON SOUTH VIC 3169	\$876,000	28-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: 04 December 2023



**23 MONASH CRESCENT CLAYTON  
 SOUTH VIC 3169**

 3  1  2

Sold Price

**\$858,000**

Sold Date

**29-Jul-23**

Distance

**0.1km**



**8 SAUNDERS STREET CLAYTON  
 SOUTH VIC 3169**

 3  1  2

Sold Price

<sup>RS</sup> **\$876,000**

Sold Date

**28-Oct-23**

Distance

**0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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