

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

10 Beswick Street, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$820,000

&

\$900,000

Median sale price

Median price

\$871,000

Property Type

Townhouse

Suburb

Clayton South

Period - From

16/09/2023

to

15/09/2024

Source

REIV

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 six 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
1	1/24 Whitworth Av SPRINGVALE 3171	\$900,000	26/07/2024
2	2/18 Whitworth Av SPRINGVALE 3171	\$810,000	28/06/2024
3	21a First St CLAYTON SOUTH 3169	\$903,000	23/03/2024

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 six months.~~

This Statement of Information was prepared on:

16/09/2024 15:08



4 3 2

Property Type: Luxury Townhouse

Land Size: 271 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median Townhouse Price

16/09/2023 - 15/09/2024: \$871,000

Comparable Properties



1/24 Whitworth Av SPRINGVALE 3171 (REI)

Agent Comments

4 3 2

Price: \$900,000

Method: Sold Before Auction

Date: 26/07/2024

Property Type: Townhouse (Res)

Land Size: 244 sqm approx



2/18 Whitworth Av SPRINGVALE 3171 (REI)

Agent Comments

4 2 2

Price: \$810,000

Method: Private Sale

Date: 28/06/2024

Property Type: Townhouse (Single)



21a First St CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

4 2 2

Price: \$903,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)

Land Size: 204 sqm approx

Account - VICPROP