

## 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

118A/59 AUTUMN TERRACE 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

Other

Suburb

Clayton South

Period-from

01 Sep 2023

to

31 Aug 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

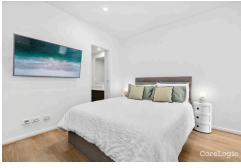
Date of sale

134/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$450,000	26-Jun-24
107/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$475,000	27-Jun-24

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: 11 September 2024



**134/59 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$450,000** Sold Date **26-Jun-24**

Distance **0.05km**



**107/60 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$475,000** Sold Date **27-Jun-24**

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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