

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

1/563 Clayton Road, Clayton South Vic 3169

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$694,000 Property Type Unit Suburb Clayton South

Period - From 21/11/2023 to 20/11/2024 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	3/10 Moore Av CLAYTON SOUTH 3169	\$510,000	16/10/2024
2	2/49 Milton Av CLAYTON SOUTH 3169	\$571,500	31/08/2024
3	6/38-40 Wordsworth Av CLAYTON SOUTH 3169	\$551,000	08/06/2024

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:

21/11/2024 16:46

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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

21/11/2023 - 20/11/2024: \$694,000



2 1 1

Property Type: UNIT

Agent Comments

Comparable Properties



3/10 Moore Av CLAYTON SOUTH 3169 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Sold Before Auction

Date: 16/10/2024

Property Type: Unit

2/49 Milton Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

2 1 2

Price: \$571,500

Method: Auction Sale

Date: 31/08/2024

Property Type: Unit



6/38-40 Wordsworth Av CLAYTON SOUTH 3169 (REI)

Agent Comments

2 1 1

Price: \$551,000

Method: Auction Sale

Date: 08/06/2024

Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222