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	1/563 Clayton Road, Clayton South Vic 3169
Including suburb and	
postcode	

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	Sour	ce 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

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 comparableproperties 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







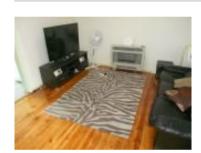
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Property Type: UNIT Agent Comments

Michael Renzella 03 9568 2000 0400 105 005 michael.renzella@raywhite.com

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 21/11/2023 - 20/11/2024: \$694,000

Comparable Properties



3/10 Moore Av CLAYTON SOUTH 3169 (REI)

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Price: \$510,000

Method: Sold Before Auction

Date: 16/10/2024 **Property Type:** Unit

Agent Comments

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

2

Price: \$571,500

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Agent Comments

Agent Comments

Method: Auction Sale Date: 31/08/2024 Property Type: Unit

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

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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





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