

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

2/9 CLEARY COURT CLAYTON SOUTH VIC 3169

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2021

to

30 Sep 2022

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

2/11 ALWARD AVENUE CLAYTON SOUTH VIC 3169	\$820,000	25-May-21
3/15 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$900,000	30-Jul-22
5/3-5 SPRINGS ROAD CLAYTON SOUTH VIC 3169	\$805,000	07-Jun-22

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: 13 October 2022

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**2/11 ALWARD AVENUE CLAYTON
SOUTH VIC 3169**
 3  2  1

Sold Price

\$820,000

Sold Date

25-May-21

Distance

0.21km

**3/15 BEVAN AVENUE CLAYTON
SOUTH VIC 3169**
 3  2  2

Sold Price

^{RS} **\$900,000** ^{UN}

Sold Date

30-Jul-22

Distance

0.93km

**5/3-5 SPRINGS ROAD CLAYTON
SOUTH VIC 3169**
 3  2  2

Sold Price

\$805,000

Sold Date

07-Jun-22

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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