

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

3/28 BURTON AVENUE CLAYTON VIC 3168

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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2021

to

31 May 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

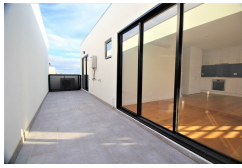
Date of sale

202/4 NICHOLSON COURT CLAYTON VIC 3168	\$417,000	06-Apr-22
4/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$402,000	15-Jan-22
25/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$391,000	21-Feb-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: 03 June 2022



**202/4 NICHOLSON COURT
CLAYTON VIC 3168**

2 1 1

Sold Price

\$417,000

Sold Date

06-Apr-22

Distance

0.16km



**4/1 GREENFIELD DRIVE CLAYTON
VIC 3168**

2 1 1

Sold Price

\$402,000

Sold Date

15-Jan-22

Distance

0.94km



**25/1 GREENFIELD DRIVE CLAYTON
VIC 3168**

2 1 1

Sold Price

\$391,000

Sold Date

21-Feb-22

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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