

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	8 Scott Avenue Clayton South, 3169
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price	\$2,750,000
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### Median sale price

Median price	\$930,000	Property Type	HOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Apr-2022	to	31-Mar-2023	Source	Corelogic

### Comparable property sales

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	31 BALMORAL AVENUE SPRINGVALE VIC 3171	\$2,310,000	12-Nov-2022
2	56 WINDSOR AVENUE SPRINGVALE VIC 3171	\$1,230,000	18-Mar-2023
3	16 CULSHAW AVENUE CLAYTON SOUTH VIC 3169	\$1,835,000	13-Nov-2022

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