

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

4/20 BURNS AVENUE 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2021

to

31 Mar 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

3/10 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$828,888	18-Jan-22
1/23 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$806,000	19-Feb-22
29 EVERGREEN BOULEVARD CLAYTON SOUTH VIC 3169	\$835,000	16-Mar-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.~~

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**3/10 BEVAN AVENUE CLAYTON
SOUTH VIC 3169**

4 2 2

Sold Price

\$828,888

Sold Date

18-Jan-22

Distance

-



**1/23 TENNYSON AVENUE
CLAYTON SOUTH VIC 3169**

3 3 2

Sold Price

^{RS} **\$806,000**

Sold Date

19-Feb-22

Distance

0.57km



**29 EVERGREEN BOULEVARD
CLAYTON SOUTH VIC 3169**

3 2 2

Sold Price

^{RS} **\$835,000**

Sold Date

16-Mar-22

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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