

## 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

3/6 Auguste Avenue Clayton VIC 3168

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2019

to

30 Nov 2020

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 23 Bayview Avenue Clayton VIC 3168 | \$791,500 | 07-Mar-20 |
| 78B Fulton Street Clayton VIC 3168 | \$955,000 | 26-May-20 |
| 2/7 Evelyn Street Clayton VIC 3168 | \$805,000 | 02-Apr-20 |

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: 07 December 2020



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**23 Bayview Avenue Clayton VIC 3168**

Sold Price

**\$791,500**

Sold Date **07-Mar-20**

4 2 1

Distance **0.19km**



**78B Fulton Street Clayton VIC 3168**

Sold Price

**\$955,000**

Sold Date **26-May-20**

4 1 -

Distance **1.35km**



**2/7 Evelyn Street Clayton VIC 3168**

Sold Price

**\$805,000**

Sold Date **02-Apr-20**

4 3 1

Distance **1.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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