

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

22/24 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2023

to

30 Sep 2024

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

8/24 BURTON AVENUE CLAYTON VIC 3168	\$420,000	12-Jun-24
27/24 BURTON AVENUE CLAYTON VIC 3168	\$385,000	08-Feb-24
3/3 DUNSTAN STREET CLAYTON VIC 3168	\$460,000	18-Apr-24

OR

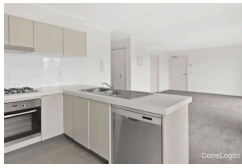
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 09 October 2024

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**8/24 BURTON AVENUE CLAYTON
VIC 3168**

Sold Price

\$420,000

Sold Date

12-Jun-24
 2
  1
  1

Distance

0km

**27/24 BURTON AVENUE CLAYTON
VIC 3168**

Sold Price

\$385,000

Sold Date

08-Feb-24
 1
  1
  1

Distance

0km

**3/3 DUNSTAN STREET CLAYTON
VIC 3168**

Sold Price

\$460,000

Sold Date

18-Apr-24
 2
  1
  -

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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