

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

2/30 BROWNING 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

\$765,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2021

to

31 Aug 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

3/26 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$740,000	16-Jul-22
46 JACKSON GREEN BOULEVARD CLAYTON SOUTH VIC 3169	\$755,000	04-Jul-22
1/21 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$740,000	14-May-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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**3/26 TENNYSON AVENUE
CLAYTON SOUTH VIC 3169**

2 2 2

Sold Price

\$740,000

Sold Date

16-Jul-22

Distance

0.43km



**46 JACKSON GREEN BOULEVARD
CLAYTON SOUTH VIC 3169**

3 2 2

Sold Price

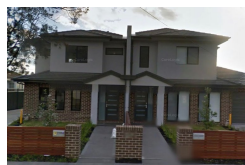
\$755,000

Sold Date

04-Jul-22

Distance

1.11km



**1/21 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

3 2 1

Sold Price

\$740,000

Sold Date

14-May-22

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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