

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

234/59 AUTUMN TERRACE 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Aug 2021

to

31 Jul 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

1/490 HAUGHTON ROAD CLAYTON SOUTH VIC 3169	\$390,000	20-Apr-22
325/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$412,000	31-Jan-22
105/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$400,000	20-Jul-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.~~

This Statement of Information was prepared on: 09 August 2022



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**1/490 HAUGHTON ROAD
CLAYTON SOUTH VIC 3169**

2 1 1

Sold Price **\$390,000** Sold Date **20-Apr-22**

Distance **0.85km**



**325/60 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price **\$412,000** Sold Date **31-Jan-22**

Distance **0km**



**105/59 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price ^{RS} **\$400,000** Sold Date **20-Jul-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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