

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|                                                 |                                       |
|-------------------------------------------------|---------------------------------------|
| <b>Address</b><br>Including suburb and postcode | 4/38 Bevan Avenue Clayton South, 3169 |
|-------------------------------------------------|---------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

|              |           |
|--------------|-----------|
| Single price | \$800,000 |
|--------------|-----------|

### Median sale price

|               |             |               |             |        |               |
|---------------|-------------|---------------|-------------|--------|---------------|
| Median price  | \$621,500   | Property Type | TOWNHOUSE   | Suburb | CLAYTON SOUTH |
| Period - From | 01-Oct-2021 | to            | 30-Sep-2022 | Source | Corelogic     |

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 | 5/3-5 Springs Road, Clayton South   | \$805,000 | 07-Jun-2022  |
| 2 | 1/15-17 Springs Road, Clayton South | \$835,000 | 16-Jun-2022  |
| 3 | 1/15 Bevan Avenue, Clayton South    | \$800,000 | 01-Oct-2022  |

This statement of information was prepared on 24-Nov-2022 at 2:50:32 PM EST