

# 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

1/32 Burns Avenue, Clayton South Vic 3169

### Indicative selling price

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

Range between \$770,000 & \$840,000

### Median sale price

Median price \$886,500 Property Type Townhouse Suburb Clayton South

Period - From 23/01/2024 to 22/01/2025 Source Property Data

### 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 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	32 Botanic Dr CLAYTON SOUTH 3169	\$825,000	21/12/2024
2	3/1 Aonach St CLAYTON SOUTH 3169	\$845,000	30/11/2024
3	1/24 Wordsworth Av CLAYTON SOUTH 3169	\$908,000	26/10/2024

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 six months.~~

This Statement of Information was prepared on:

23/01/2025 16:01



**Property Type:** TOWNHOUSE  
STAND ALONE

Agent Comments

## Comparable Properties



**32 Botanic Dr CLAYTON SOUTH 3169 (REI)**

Agent Comments



**Price:** \$825,000

**Method:** Auction Sale

**Date:** 21/12/2024

**Property Type:** Townhouse (Single)



**3/1 Aonach St CLAYTON SOUTH 3169 (REI)**

Agent Comments



**Price:** \$845,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** Townhouse (Res)

**1/24 Wordsworth Av CLAYTON SOUTH 3169 (REI/VG)**

Agent Comments



**Price:** \$908,000

**Method:** Sold Before Auction

**Date:** 26/10/2024

**Property Type:** Townhouse (Res)