

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

1/6 Burns Avenue, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$620,000

&

\$680,000

Median sale price

Median price

\$712,500

Property Type

Unit

Suburb

Clayton South

Period - From

01/04/2024

to

31/03/2025

Source

REIV

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	1/55 Bevan Av CLAYTON SOUTH 3169	\$807,000	22/03/2025
2	1/60 Browns Rd CLAYTON 3168	\$625,000	04/12/2024
3	3/52-54 Tennyson Av CLAYTON SOUTH 3169	\$690,000	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:

10/04/2025 17:00

1/6 Burns Avenue, Clayton South Vic 3169

RayWhite

Michael Renzella

03 9568 2000

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Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending March 2025: \$712,500



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



1/55 Bevan Av CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$807,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Unit



1/60 Browns Rd CLAYTON 3168 (VG)

Agent Comments



Price: \$625,000

Method: Sale

Date: 04/12/2024

Property Type: Flat/Unit/Apartment (Res)



3/52-54 Tennyson Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit

Land Size: 215 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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