

## 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

13 ALWARD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$954,000

Property type

House

Suburb

Clayton South

Period-from

01 Jun 2021

to

31 May 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 59 KALLAY STREET CLAYTON SOUTH VIC 3169  | \$1,250,000 | 07-May-22 |
| 40 MALLAWA STREET CLAYTON SOUTH VIC 3169 | \$1,165,000 | 30-Apr-22 |
| 19 CULSHAW AVENUE CLAYTON SOUTH VIC 3169 | \$1,790,000 | 30-Apr-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: 25 June 2022

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**59 KALLAY STREET CLAYTON  
SOUTH VIC 3169**

 Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **07-May-22**
 4  3  2

Distance -


**40 MALLAWA STREET CLAYTON  
SOUTH VIC 3169**

 Sold Price <sup>RS</sup> **\$1,165,000** Sold Date **30-Apr-22**
 4  2  2

Distance -


**19 CULSHAW AVENUE CLAYTON  
SOUTH VIC 3169**

 Sold Price <sup>RS</sup> **\$1,790,000** Sold Date **30-Apr-22**
 5  4  5

Distance -

RS = Recent sale

UN = Undisclosed Sale

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