

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

1/39 Milton Avenue 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/45 Bevan Avenue Clayton South VIC 3169	\$562,265	17-Jul-21
4/19 Oakes Avenue Clayton South VIC 3169	\$497,500	17-Jun-21
4/13 Oakes Avenue Clayton South VIC 3169	\$482,000	15-Jun-21

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: 23 September 2021



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**2/45 Bevan Avenue Clayton South
VIC 3169**

2 1 1

Sold Price

\$562,265

Sold Date

17-Jul-21

Distance

0.24km



**4/19 Oakes Avenue Clayton South
VIC 3169**

2 1 2

Sold Price

\$497,500

Sold Date

17-Jun-21

Distance

0.3km



**4/13 Oakes Avenue Clayton South
VIC 3169**

2 1 2

Sold Price

\$482,000

Sold Date

15-Jun-21

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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