

## 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

5/26 OAKES AVENUE CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/3 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$950,000	27-Oct-23
23 JACKSON GREEN BOULEVARD CLAYTON SOUTH VIC 3169	\$945,000	25-Jan-24
3/10 KIONGA STREET CLAYTON VIC 3168	\$840,000	09-Dec-23

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: 27 January 2024

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**1/3 BURNS AVENUE CLAYTON  
SOUTH VIC 3169**
 4  3  2

Sold Price

<sup>RS</sup> **\$950,000** Sold Date **27-Oct-23**

 Distance **0.28km**

**23 JACKSON GREEN BOULEVARD  
CLAYTON SOUTH VIC 3169**
 4  3  1

Sold Price

<sup>RS</sup> **\$945,000** Sold Date **25-Jan-24**

 Distance **0.66km**

**3/10 KIONGA STREET CLAYTON  
VIC 3168**
 4  2  2

Sold Price

<sup>RS</sup> **\$840,000** Sold Date **09-Dec-23**

 Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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