

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 4/10 Wordsworth Avenue, Clayton South Vic 3169

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Clayton South

Period - From 28/02/2024 to 27/02/2025 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	1/76 Regent Av SPRINGVALE 3171	\$492,000	05/12/2024
2	1/10 Milton Av CLAYTON SOUTH 3169	\$495,000	17/10/2024
3	3/10 Moore Av CLAYTON SOUTH 3169	\$510,000	16/10/2024

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: 28/02/2025 14:24



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
28/02/2024 - 27/02/2025: \$650,000

Comparable Properties



1/76 Regent Av SPRINGVALE 3171 (REI/VG)

Agent Comments

2 1 1

Price: \$492,000
Method: Auction Sale
Date: 05/12/2024
Property Type: Unit

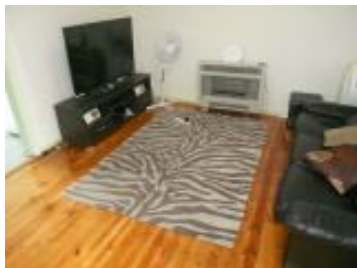


1/10 Milton Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

2 1 1

Price: \$495,000
Method: Sold Before Auction
Date: 17/10/2024
Property Type: Unit



3/10 Moore Av CLAYTON SOUTH 3169 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Unit

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