

## 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

18 Melosa 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)

Single price

or range between

\$900,000

&

\$950,000

### Median sale price

Median price

\$ 781,500

Property type

House

Suburb

CLAYTON SOUTH

Period - From

23/09/2020

to

22/03/2021

Source

CoreLogic

### Comparable property sales

**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 16 Kallay Street Clayton South  | \$905,000 | 20/03/2021   |
| 2 18 Kallay Street Clayton South  | \$945,000 | 20/03/2021   |
| 3 29 Bemboka Avenue Clayton South | \$921,000 | 19/12/2020   |

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:

22/03/2021