

## 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 Merlyn 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

\$830,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Clayton South

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 50 Glenelg Drive Clayton South VIC 3169 | \$845,000 | 26-Mar-20 |
| 13 Alward Avenue Clayton South VIC 3169 | \$820,888 | 24-Mar-20 |
| 9 Liam Street Clayton South VIC 3169    | \$860,000 | 03-Mar-20 |

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: 20 July 2020

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**50 Glenelg Drive Clayton South VIC 3169**

Sold Price

**\$845,000** Sold Date **26-Mar-20**
 4  1  2

 Distance **0.54km**

**13 Alward Avenue Clayton South VIC 3169**

Sold Price

**\$820,888** Sold Date **24-Mar-20**
 4  1  3

 Distance **0.37km**

**9 Liam Street Clayton South VIC 3169**

Sold Price

**\$860,000** Sold Date **03-Mar-20**
 3  2  1

 Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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