

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

3/19 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

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/38 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$480,000	10-Oct-24
2/49 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$571,500	31-Aug-24
2/13 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$491,000	19-Dec-24

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: 24 January 2025

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**2/38 OAKES AVENUE CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price **\$480,000** Sold Date **10-Oct-24**

Distance **0.23km**



**2/49 MILTON AVENUE CLAYTON
SOUTH VIC 3169**

2 1 -

Sold Price **\$571,500** Sold Date **31-Aug-24**

Distance **0.41km**



**2/13 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price ^{RS} **\$491,000** Sold Date **19-Dec-24**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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