



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**117 Osborne Avenue,  
CLAYTON SOUTH 3169**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$660,000 - \$699,000**

### Median sale price

Median **House** for **CLAYTON SOUTH** for period **Oct 2017 - Sep 2018**

Sourced from **pricefinder**.

**\$820,000**

### Comparable property sales

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 the most comparable to the property for sale.

**16 Koolena Close,**  
CLAYTON SOUTH 3169

**Price \$710,000** Sold 30 May  
2018

**108 Osborne Avenue,**  
CLAYTON SOUTH 3169

**Price \$730,000** Sold 01  
December 2018

**56 Murchison Crescent,**  
CLAYTON SOUTH 3169

**Price \$740,000** Sold 07  
October 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

### iSell Group Springvale

287 Springvale Road,  
Springvale VIC 3171

### Contact agents



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