

## 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

73 ROSEBANK 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2024

to

31 Jan 2025

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

32 BOTANIC DRIVE CLAYTON SOUTH VIC 3169	\$825,000	21-Dec-24
4/68 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$850,000	07-Dec-24
40 REGENT AVENUE SPRINGVALE VIC 3171	\$851,000	14-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: 07 February 2025



**32 BOTANIC DRIVE CLAYTON  
SOUTH VIC 3169**

3 2 2

Sold Price

<sup>RS</sup>

**\$825,000**

Sold Date

**21-Dec-24**

Distance

**0.13km**



**4/68 BEVAN AVENUE CLAYTON  
SOUTH VIC 3169**

3 2 2

Sold Price

<sup>RS</sup>

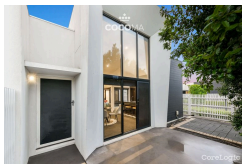
**\$850,000**

Sold Date

**07-Dec-24**

Distance

**0.71km**



**40 REGENT AVENUE SPRINGVALE  
VIC 3171**

3 2 2

Sold Price

<sup>RS</sup>

**\$851,000**

Sold Date

**14-Dec-24**

Distance

**1.06km**

RS = Recent sale

UN = Undisclosed Sale

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