

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 3/33 Milton Avenue, Clayton South, VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$750,000

&

\$825,000

Median sale price

Median price

\$526,093

Property Type

Unit

Suburb

Clayton South (3169)

Period - From

01/08/2020

to

31/07/2021

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
2/20 MALLAWA STREET, CLAYTON SOUTH VIC 3169	\$760,000	22/05/2021
42B KOMBI ROAD, CLAYTON SOUTH VIC 3169	\$818,000	01/04/2021
31 EVERGREEN BOULEVARD, CLAYTON SOUTH VIC 3169	\$801,000	26/06/2021

This Statement of Information was prepared on: 31/08/2021