

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

2/1 BURTON AVENUE CLAYTON VIC 3168

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2023

to

31 Aug 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

3/24 WRIGHT STREET CLAYTON VIC 3168	\$380,000	11-Sep-24
3/3 DUNSTAN STREET CLAYTON VIC 3168	\$460,000	18-Apr-24
8/24 BURTON AVENUE CLAYTON VIC 3168	\$420,000	12-Jun-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: 25 September 2024


**3/24 WRIGHT STREET CLAYTON
VIC 3168**

2 1 2

Sold Price

^{RS} **\$380,000**

Sold Date

11-Sep-24

Distance

1.02km

**3/3 DUNSTAN STREET CLAYTON
VIC 3168**

2 1 -

Sold Price

\$460,000

Sold Date

18-Apr-24

Distance

0.22km

**8/24 BURTON AVENUE CLAYTON
VIC 3168**

2 1 1

Sold Price

\$420,000

Sold Date

12-Jun-24

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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