

## 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

3/54 Oakes 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)

Range between \$410,000

&amp;

\$451,000

**Median sale price**

Median price \$610,500

Unit X

Suburb Clayton South

Period - From 01/01/2017

to

31/03/2017

Source REIV

**Comparable property sales**

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
4/5 Browning Av CLAYTON SOUTH 3169	\$440,000	27/05/2017
4/11 Osborne Av SPRINGVALE 3171	\$440,000	23/01/2017
2/4 Iona St CLAYTON 3168	\$410,000	18/03/2017