

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

207/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Aug 2023

to

31 Jul 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

231/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$440,000	24-Apr-24
219/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$440,000	01-Jul-24
134/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$450,000	26-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: 21 August 2024

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**231/59 AUTUMN TERRACE
 CLAYTON SOUTH VIC 3169**

 2  2  -

Sold Price **\$440,000** Sold Date **24-Apr-24**

Distance **0.05km**



**219/60 AUTUMN TERRACE
 CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price ^{RS} **\$440,000** Sold Date **01-Jul-24**

Distance **0km**



**134/59 AUTUMN TERRACE
 CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price ^{RS} **\$450,000** Sold Date **26-Jun-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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