

## 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

325/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$415,000

&

\$438,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jan 2022

to

31 Dec 2022

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

120/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$412,000	04-Nov-22
125/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$400,000	15-Sep-22
225/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$429,000	23-Aug-22

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: 23 January 2023


**120/59 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**
 2  2  1

Sold Price

**\$412,000**

Sold Date **04-Nov-22**

Distance

**0km**

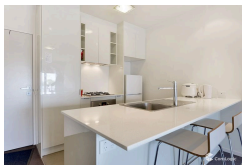
**125/59 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**
 2  2  1

Sold Price

**\$400,000**

Sold Date **15-Sep-22**

Distance

**0km**

**225/59 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**
 2  2  1

Sold Price

**\$429,000**

Sold Date **23-Aug-22**

Distance

**0km**

**205/16 LOMANDRA DRIVE  
CLAYTON SOUTH VIC 3169**
 2  2  1

Sold Price

**\$480,000**

Sold Date **04-Oct-22**

Distance

**1.49km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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