

## 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

2/38 OAKES AVENUE 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Clayton South

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2/7 BURNS AVENUE CLAYTON SOUTH VIC 3169  | \$452,000 | 22-May-24 |
| 3/11 BURNS AVENUE CLAYTON SOUTH VIC 3169 | \$410,000 | 02-Aug-24 |
| 2/13 OAKES AVENUE CLAYTON SOUTH VIC 3169 | \$467,000 | 13-Apr-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: 13 September 2024

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**2/7 BURNS AVENUE CLAYTON  
SOUTH VIC 3169**

2 1 -

 Sold Price **\$452,000** Sold Date **22-May-24**

 Distance **0.15km**

**3/11 BURNS AVENUE CLAYTON  
SOUTH VIC 3169**

2 1 -

 Sold Price **\$410,000** Sold Date **02-Aug-24**

 Distance **0.18km**

**2/13 OAKES AVENUE CLAYTON  
SOUTH VIC 3169**

2 1 1

 Sold Price **\$467,000** Sold Date **13-Apr-24**

 Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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