

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

1/51 Milton Avenue 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Dec 2018

to

30 Nov 2019

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

2/62 Bevan Avenue Clayton South VIC 3169	\$450,000	08-Apr-19
1/18 Wordsworth Avenue Clayton South VIC 3169	\$460,000	23-Nov-19
2/3 Moore Avenue Clayton South VIC 3169	\$440,000	17-Oct-19

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: 12 December 2019

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2/62 Bevan Avenue Clayton South VIC 3169

 2  1  1

Sold Price

\$450,000

Sold Date

08-Apr-19

Distance

0.16km



1/18 Wordsworth Avenue Clayton South VIC 3169

 2  1  1

Sold Price

\$460,000

Sold Date

23-Nov-19

Distance

0.23km



2/3 Moore Avenue Clayton South VIC 3169

 2  1  1

Sold Price

^{RS} **\$440,000**

Sold Date

17-Oct-19

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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