

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

A223/59 Autumn Terrace Clayton South, 3169

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between \$400,000.00 & \$419,000.00

## Median sale price

Median price \$468,440.00 Property Type UNIT Suburb CLAYTON SOUTH

Period - From 01-Mar-2017 to 01-Feb-2018 Source RP Data

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|----------------------------------------------|--------------|--------------|
| 1 | 19/24 Burton Avenue Clayton VIC 3186         | \$445,000.00 | 27-Feb-2018  |
| 2 | 318/60 Autumn Terrace Clayton South VIC 3169 | \$480,000.00 | 20-Dec-2017  |
| 3 | 115/59 Autumn Terrace Clayton South VIC 3169 | \$405,000.00 | 07-Mar-2018  |

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