

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

2/49 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

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

2/13 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$467,000	13-Apr-24
2/21 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$545,000	03-May-24
6/38-40 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$551,000	08-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: 01 August 2024

Catherine Chan

M 0478817198

E catherinechan@jxre.com.au


2/13 OAKES AVENUE CLAYTON SOUTH VIC 3169

2 1 1

Sold Price

\$467,000

Sold Date

13-Apr-24

Distance

0.4km

2/21 TENNYSON AVENUE CLAYTON SOUTH VIC 3169

2 1 1

Sold Price

\$545,000

Sold Date

03-May-24

Distance

0.44km

6/38-40 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

2 1 1

Sold Price

^{RS} **\$551,000**

Sold Date

08-Jun-24

Distance

0.22km
RS = Recent sale

UN = Undisclosed Sale

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