

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

9 Merlyn Avenue, Clayton South, VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$890,000

&

\$940,000

Median sale price

Median price

\$ 781,500

Property type

House

Suburb

CLAYTON SOUTH

Period - From

19/09/2020

to

18/03/2021

Source

CoreLogic

Comparable property sales

A* 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 17 Brady Avenue Clayton South	\$875,000	10/12/2020
2 21 Mcmillan Street Clayton South	\$928,000	25/11/2020
3 32 Mallowa Street Clayton South	\$906,500	19/11/2020

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 six months.

This Statement of Information was prepared on:

18/03/2021