

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

2/32 Oakes 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2019

to

30 Apr 2020

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

1/9 Second Street Clayton South VIC 3169	\$760,000	14-Mar-20
462B Haughton Road Clayton South VIC 3169	\$685,000	20-Nov-19
9 Barossa Walk Clayton South VIC 3169	\$685,000	12-Mar-20

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: 27 May 2020



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**1/9 Second Street Clayton South
VIC 3169**

2 1 1

Sold Price **\$760,000** Sold Date **14-Mar-20**

Distance **0.5km**



**462B Haughton Road Clayton
South VIC 3169**

3 2 2

Sold Price **\$685,000** Sold Date **20-Nov-19**

Distance **0.53km**



**9 Barossa Walk Clayton South VIC
3169**

2 2 1

Sold Price ^{RS} **\$685,000** Sold Date **12-Mar-20**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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