

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

210/59 AUTUMN TERRACE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2023

to

30 Apr 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

115/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$435,000	11-Jan-24
103/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$460,000	24-Apr-24
301/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$430,000	29-Jan-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: 20 May 2024

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**115/59 AUTUMN TERRACE
 CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price **\$435,000** Sold Date **11-Jan-24**

Distance **0km**



**103/16 LOMANDRA DRIVE
 CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price ^{RS} **\$460,000** Sold Date **24-Apr-24**

Distance **1.49km**



**301/60 AUTUMN TERRACE
 CLAYTON SOUTH VIC 3169**

 2  2  1

Sold Price **\$430,000** Sold Date **29-Jan-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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