

# 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 4/68 Bevan Avenue, Clayton South Vic 3169

### Indicative selling price

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

Range between \$790,000 & \$860,000

### Median sale price

Median price \$890,000 Property Type Townhouse Suburb Clayton South

Period - From 01/11/2023 to 31/10/2024 Source REIV

### 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 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	3/9 Bevan Av CLAYTON SOUTH 3169	\$873,617	24/07/2024
2	2/111 Kanooka Gr CLAYTON 3168	\$868,000	20/07/2024
3	1/27 Burns Av CLAYTON SOUTH 3169	\$820,000	24/05/2024

**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: 01/11/2024 18:46



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median Townhouse Price**  
01/11/2023 - 31/10/2024: \$890,000

## Comparable Properties

3/9 Bevan Av CLAYTON SOUTH 3169 (VG)

**Agent Comments**



**Price:** \$873,617  
**Method:** Sale  
**Date:** 24/07/2024  
**Property Type:** Flat/Unit/Apartment (Res)

2/111 Kanooka Gr CLAYTON 3168 (REI/VG)

**Agent Comments**



**Price:** \$868,000  
**Method:** Auction Sale  
**Date:** 20/07/2024  
**Property Type:** Townhouse (Res)

1/27 Burns Av CLAYTON SOUTH 3169 (VG)

**Agent Comments**



**Price:** \$820,000  
**Method:** Sale  
**Date:** 24/05/2024  
**Property Type:** Flat/Unit/Apartment (Res)

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