

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

12 Merlyn Avenue, Clayton South Vic 3169

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,000,500 Property Type House Suburb Clayton South

Period - From 01/01/2024 to 31/12/2024 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	1 Loddon Ct CLAYTON SOUTH 3169	\$1,060,000	14/12/2024
2	1 Linda St CLAYTON SOUTH 3169	\$1,106,000	14/12/2024
3	45 Arunta Cr CLARINDA 3169	\$1,111,000	07/12/2024

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:

12/02/2025 17:01



Property Type: House (Res)

Land Size: 586 sqm approx

Agent Comments

Comparable Properties



1 Loddon Ct CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)

Land Size: 583 sqm approx

1 Linda St CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$1,106,000

Method: Auction Sale

Date: 14/12/2024

Property Type: House (Res)



45 Arunta Cr CLARINDA 3169 (REI/VG)

Agent Comments



Price: \$1,111,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 628 sqm approx

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