

## 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

5/1430 CENTRE ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$295,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2022

to

30 Apr 2023

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

310/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$285,000	28-Jan-23
224/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$310,000	18-Apr-23
3/1430 CENTRE ROAD CLAYTON SOUTH VIC 3169	\$295,000	21-Dec-22

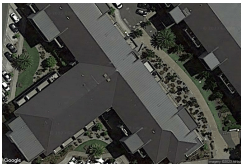
OR

**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: 26 May 2023



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**310/60 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

1 1 1

Sold Price **\$285,000** Sold Date **28-Jan-23**

Distance **1.32km**



**224/59 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

1 1 1

Sold Price <sup>RS</sup> **\$310,000** Sold Date **18-Apr-23**

Distance **1.32km**



**3/1430 CENTRE ROAD CLAYTON  
SOUTH VIC 3169**

1 1 1

Sold Price **\$295,000** Sold Date **21-Dec-22**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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