

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	316/59 Autumn Terrace Clayton South, 3169
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### Indicative selling price

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

Range between	\$300,000 & \$330,000
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### Median sale price

Median price	\$532,500	Property Type	UNIT	Suburb	CLAYTON SOUTH
Period - From	01-May-2023	to	30-Apr-2024	Source	Corelogic

### Comparable property sales

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	320/60 Autumn Terrace, Clayton South	\$300,000	18-Jan-2024
2	209/59 Autumn Terrace, Clayton South	\$335,000	09-Dec-2023
3	5/1430 Centre Road, Clayton South	\$308,000	05-Apr-2024

This statement of information was prepared on 17-Oct-2024 at 11:12:50 AM AEDT