

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

47 ESTER CRESCENT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Clayton South

Period-from

01 Nov 2023

to

31 Oct 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

61 GLENELG DRIVE CLAYTON SOUTH VIC 3169	\$1,126,000	21-Sep-24
29 BUSHLAND AVENUE CLARINDA VIC 3169	\$1,200,500	09-Nov-24
34 CLAREVALE STREET CLAYTON SOUTH VIC 3169	\$1,100,000	05-Jun-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.~~

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**61 GLENELG DRIVE CLAYTON
SOUTH VIC 3169**
 4  3  1

Sold Price

\$1,126,000

Sold Date

21-Sep-24

Distance

0.49km

**29 BUSHLAND AVENUE CLARINDA
VIC 3169**
 4  2  2

Sold Price

^{RS} **\$1,200,500**

Sold Date

09-Nov-24

Distance

0.89km

**34 CLAREVALE STREET CLAYTON
SOUTH VIC 3169**
 3  1  4

Sold Price

\$1,100,000

Sold Date

05-Jun-24

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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