

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

4/39 RAYHUR STREET 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/19 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$447,500	16-Nov-24
4/3 BROWNING AVENUE CLAYTON SOUTH VIC 3169	\$516,000	01-Mar-25
2/13 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$491,000	19-Dec-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.~~

This Statement of Information was prepared on: 11 March 2025



**2/19 OAKES AVENUE CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price **\$447,500** Sold Date **16-Nov-24**

Distance **0.33km**



**4/3 BROWNING AVENUE
CLAYTON SOUTH VIC 3169**

2 1 2

Sold Price ^{RS} **\$516,000** ^{UN} Sold Date **01-Mar-25**

Distance **0.46km**



**2/13 BURNS AVENUE CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price **\$491,000** Sold Date **19-Dec-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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