

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

7/24 BURTON AVENUE CLAYTON VIC 3168

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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,800

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2024

to

31 Dec 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

4/24 BURTON AVENUE CLAYTON VIC 3168	\$595,000	07-Jan-25
1/24 BURTON AVENUE CLAYTON VIC 3168	\$575,000	01-Nov-24
22/24 BURTON AVENUE CLAYTON VIC 3168	\$448,000	30-Oct-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: 13 January 2025



**4/24 BURTON AVENUE CLAYTON
VIC 3168**

Sold Price

^{RS} **\$595,000**

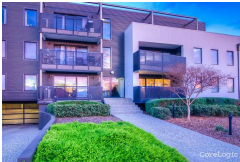
Sold Date

07-Jan-25

 3  2  -

Distance

0km



**1/24 BURTON AVENUE CLAYTON
VIC 3168**

Sold Price

\$575,000

Sold Date

01-Nov-24

 2  2  2

Distance

0km



**22/24 BURTON AVENUE CLAYTON
VIC 3168**

Sold Price

^{RS} **\$448,000**

Sold Date

30-Oct-24

 2  1  -

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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