

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 Bemboka Avenue Clayton South, 3169
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$830,000 & \$890,000
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Median sale price

Median price	\$951,000	Property Type	HOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Jan-2022	to	31-Dec-2022	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	44 Bellavista Crescent, Clayton South	\$830,000	27-Nov-2022
2	3 Tammany Drive, Clarinda	\$880,000	29-Oct-2022
3	7 Snowy Court, Clayton South	\$880,000	03-Sep-2022

This statement of information was prepared on 16-Feb-2023 at 12:12:34 PM EST