

## 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

2/13 BURNS AVENUE CLAYTON SOUTH VIC 3169

### Indicative selling price

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

\$563,250

Property type

Unit

Suburb

Clayton South

Period-from

01 Dec 2023

to

30 Nov 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

1/12 MOORE AVENUE CLAYTON SOUTH VIC 3169	\$460,000	12-Sep-24
1/10 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$466,000	21-Sep-24
3/10 MOORE AVENUE CLAYTON SOUTH VIC 3169	\$510,000	17-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: 09 December 2024

	<b>1/12 MOORE AVENUE CLAYTON SOUTH VIC 3169</b>  2  1  1	Sold Price <b>\$460,000</b> Sold Date <b>12-Sep-24</b>  Distance <b>0.17km</b>
	<b>1/10 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169</b>  2  1  1	Sold Price <b>\$466,000</b> Sold Date <b>21-Sep-24</b>  Distance <b>0.18km</b>
	<b>3/10 MOORE AVENUE CLAYTON SOUTH VIC 3169</b>  2  1  1	Sold Price <sup>RS</sup> <b>\$510,000</b> Sold Date <b>17-Oct-24</b>  Distance <b>0.18km</b>

RS = Recent sale

UN = Undisclosed Sale

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