

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

2/11 Burns Avenue, Clayton South, VIC 3169

Indicative selling price

Single Price or Range between

\$420,000 - \$450,000

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

Median sale price

Median Price

\$485,000

Property Type

Unit

Suburb

CLAYTON SOUTH

Period From

18/03/2019

Period To

14/09/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**3/39 RAYHUR STREET
CLAYTON SOUTH**

2 1 1

Price \$430,000

Date of Sale 22/06/2019

Land 84 sqm



**3/551-553 CLAYTON ROAD
CLAYTON SOUTH**

2 1 1

Price \$420,000

Date of Sale 22/05/2019

Land 2359 sqm



**4/4 BURNS AVENUE
CLAYTON SOUTH**

2 1 1

Price \$450,000

Date of Sale 15/04/2019

Land 91 sqm