

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

1/16 BYRON 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/6 CLAREVALE STREET CLAYTON SOUTH VIC 3169	\$850,000	07-Mar-22
1/2 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$744,000	09-Apr-22
33B BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$820,000	16-Oct-21

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.~~

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1/6 CLAREVALE STREET CLAYTON SOUTH VIC 3169 Sold Price **\$850,000** Sold Date **07-Mar-22**

3 2 4

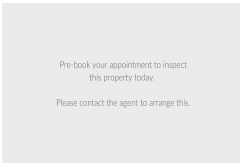
Distance **0.38km**



1/2 OAKES AVENUE CLAYTON SOUTH VIC 3169 Sold Price ^{RS} **\$744,000** ^{UN} Sold Date **09-Apr-22**

3 1 3

Distance **0.62km**



33B BEVAN AVENUE CLAYTON SOUTH VIC 3169 Sold Price **\$820,000** Sold Date **16-Oct-21**

3 3 2

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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