

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

219/60 AUTUMN TERRACE 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

\$433,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Jun 2023

to

31 May 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

319/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	422000	09-Jan-24
301/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	430000	29-Jan-24
103/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	460000	24-Apr-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: 12 June 2024

<div>319/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169</div> <div><div><div><div></div><div>2</div></div><div><div></div><div>2</div></div><div><div></div><div>1</div></div></div></div> <div>Distance</div> <div>-</div>	<div>Sold Price</div> <div>422000</div> <div>Sold Date</div> <div>09-Jan-24</div>
<hr/>	
<div>301/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169</div> <div><div><div><div></div><div>2</div></div><div><div></div><div>2</div></div><div><div></div><div>1</div></div></div></div> <div>Distance</div> <div>-</div>	<div>Sold Price</div> <div>430000</div> <div>Sold Date</div> <div>29-Jan-24</div>
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<div><div></div><div>103/16 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169</div><div><div><div><div></div><div>2</div></div><div><div></div><div>2</div></div><div><div></div><div>1</div></div></div></div><div>Distance</div><div>1.49km</div></div>	<div>Sold Price</div> <div>^{RS}460000</div> <div>Sold Date</div> <div>24-Apr-24</div>

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

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