

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

3/19 WORDSWORTH AVENUE 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

\$600,000

&

\$660,000

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

3/28 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$681,000	30-Nov-24
1/25 RAYHUR STREET CLAYTON SOUTH VIC 3169	\$661,000	26-Oct-24
1/127 MORIAH STREET CLAYTON VIC 3168	\$671,500	02-Sep-23

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: 23 December 2024



**3/28 WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

2 2 -

Sold Price

^{RS}

\$681,000

Sold Date **30-Nov-24**

Distance **0.17km**



**1/25 RAYHUR STREET CLAYTON
SOUTH VIC 3169**

2 2 2

Sold Price

\$661,000

Sold Date **26-Oct-24**

Distance **0.59km**



**1/127 MORIAH STREET CLAYTON
VIC 3168**

2 1 1

Sold Price

\$671,500

Sold Date **02-Sep-23**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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