

## 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

4/11 SECOND STREET 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2023

to

31 Aug 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 7 FEATHERWOOD STREET CLAYTON SOUTH VIC 3169 | \$815,000 | 29-Jun-24 |
| 2/13 JEANETTE STREET CLAYTON SOUTH VIC 3169 | \$825,000 | 13-Sep-24 |
| 1/61 BEVAN AVENUE CLAYTON SOUTH VIC 3169    | \$780,000 | 31-May-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: 25 September 2024

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**7 FEATHERWOOD STREET  
CLAYTON SOUTH VIC 3169**
 3  2  1

Sold Price

**\$815,000**

Sold Date

**29-Jun-24**

Distance

**0.72km**

**2/13 JEANETTE STREET CLAYTON  
SOUTH VIC 3169**
 3  2  -

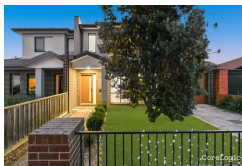
Sold Price

<sup>RS</sup> **\$825,000**

Sold Date

**13-Sep-24**

Distance

**2km**

**1/61 BEVAN AVENUE CLAYTON  
SOUTH VIC 3169**
 3  3  2

Sold Price

**\$780,000**

Sold Date

**31-May-24**

Distance

**0.88km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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