

## 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

326/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2024

to

31 Jan 2025

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

207/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$455,000	06-Sep-24
134/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	-	20-Sep-24
113/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$430,000	04-Oct-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 February 2025



**207/60 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

2 2 -

Sold Price **\$455,000** Sold Date **06-Sep-24**

Distance **0km**



**134/59 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

2 2 1

Sold Price - Sold Date **20-Sep-24**

Distance **0km**



**113/59 AUTUMN TERRACE  
CLAYTON SOUTH VIC 3169**

2 2 -

Sold Price **\$430,000** Sold Date **04-Oct-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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