

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

1/10 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

\$400,000

&

\$440,000

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

2/7 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$452,000	22-May-24
3/11 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$410,000	02-Aug-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: 13 September 2024



2/7 BURNS AVENUE CLAYTON SOUTH VIC 3169

2 1 -

Sold Price

\$452,000

Sold Date **22-May-24**

Distance

0.15km



3/11 BURNS AVENUE CLAYTON SOUTH VIC 3169

2 1 -

Sold Price

\$410,000

Sold Date **02-Aug-24**

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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