

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

12/28 Burton Avenue Clayton VIC 3168

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

\$1,196,750

Property type

House

Suburb

Clayton

Period-from

01 Jan 2020

to

31 Dec 2020

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

3/24 Burton Avenue Clayton VIC 3168	\$440,000	21-Jun-17
30/24 Burton Avenue Clayton VIC 3168	\$425,000	15-Jun-19
6/24 Burton Avenue Clayton VIC 3168	\$420,000	01-Feb-20

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.~~

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3/24 Burton Avenue Clayton VIC 3168

Sold Price **\$440,000** Sold Date **21-Jun-17**

2 1 1

Distance **0.05km**



30/24 Burton Avenue Clayton VIC 3168

Sold Price **\$425,000** Sold Date **15-Jun-19**

2 1 1

Distance **0.05km**



6/24 Burton Avenue Clayton VIC 3168

Sold Price **\$420,000** Sold Date **01-Feb-20**

2 1 1

Distance **0.05km**

RS = Recent sale

UN = Undisclosed Sale

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