

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

6 Springfield 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$928,000

Property type

House

Suburb

Clayton South

Period-from

01 Mar 2021

to

28 Feb 2022

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

6 First Street Clayton South VIC 3169	\$979,000	18-Aug-21
3 Brentwood Close Clayton South VIC 3169	\$1,050,000	06-Nov-21
36 Alward Avenue Clayton South VIC 3169	\$1,005,000	20-Nov-21

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: 02 March 2022

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6 First Street Clayton South VIC 3169

 2
  1
  2

Sold Price

\$979,000

Sold Date

18-Aug-21

Distance

1.95km


3 Brentwood Close Clayton South VIC 3169

 3
  1
  2

Sold Price

\$1,050,000

Sold Date

06-Nov-21

Distance

0.71km


36 Alward Avenue Clayton South VIC 3169

 3
  1
  1

Sold Price

\$1,005,000

Sold Date

20-Nov-21

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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