### 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

3/28 Wordsworth Avenue, Clayton South Vic 3169

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$530,000		&		\$580,000			
Median sale p	rice							
Median price	\$800,000	Pro	operty Type	Unit			Suburb	Clayton South
Period - From	01/01/2022	to	31/03/2022		So	urce	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	2/10 Alward Av CLAYTON SOUTH 3169	\$580,000	23/05/2022
2	4/458 Clayton Rd CLAYTON SOUTH 3169	\$580,000	14/05/2022
3	8 Nicholson Ct CLAYTON 3168	\$570,000	20/02/2022

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 six months.

This Statement of Information was prepared on:

28/06/2022 13:02



# McGrath





**Property Type:** Unit Agent Comments

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price March quarter 2022: \$800,000

## **Comparable Properties**



2/10 Alward Av CLAYTON SOUTH 3169 (REI/VG)

4/458 Clayton Rd CLAYTON SOUTH 3169 (REI) Agent Comments

**6** 2



Price: \$580,000 Method: Sold Before Auction Date: 23/05/2022 Property Type: Unit Agent Comments



Price: \$580,000 Method: Auction Sale Date: 14/05/2022

Property Type: Unit

2

8 Nicholson Ct CLAYTON 3168 (VG)

1



Agent Comments

Price: \$570,000 Method: Sale Date: 20/02/2022 Property Type: Flat/Unit/Apartment (Res)

#### Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.