

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

### Median sale price

Median price \$800,000

Property Type Unit

Suburb Clayton South

Period - From 01/01/2022

to 31/03/2022

Source 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.

	Address 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



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**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)**

**Agent Comments**

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



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

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**Price:** \$580,000  
**Method:** Auction Sale  
**Date:** 14/05/2022  
**Property Type:** Unit



**8 Nicholson Ct CLAYTON 3168 (VG)**

**Agent Comments**

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