

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 3/11 Burns Avenue, Clayton South, VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$389,000

&

\$420,000

Median sale price

Median price

\$512,500

Property Type

House

Suburb

Clayton South (3169)

Period - From

01/04/2023

to

31/03/2024

Source

Pricefinder.com.au

Comparable property sales

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
40 BETTINA STREET, CLAYTON VIC 3168	\$395,000	08/05/2024
329/59 AUTUMN TERRACE, CLAYTON SOUTH VIC 3169	\$400,000	20/03/2024
4/6 ST JAMES AVENUE, SPRINGVALE VIC 3171	\$390,000	09/02/2024

This Statement of Information was prepared on: 21/05/2024