

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

7 Peppercorn Way 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2020

to

31 Aug 2021

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

1/9 Bevan Avenue Clayton South VIC 3169	\$880,000	22-May-21
1/17 Tennyson Avenue Clayton South VIC 3169	\$840,000	29-May-21
2/11 Alward Avenue Clayton South VIC 3169	\$820,000	25-May-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: 20 September 2021



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**1/9 Bevan Avenue Clayton South
VIC 3169**

4 3 2

Sold Price **\$880,000** Sold Date **22-May-21**

Distance **0.2km**



**1/17 Tennyson Avenue Clayton
South VIC 3169**

3 3 2

Sold Price **\$840,000** Sold Date **29-May-21**

Distance **0.37km**



**2/11 Alward Avenue Clayton South
VIC 3169**

3 2 1

Sold Price **\$820,000** Sold Date **25-May-21**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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