

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

2/4B WORDSWORTH 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Oct 2021

to

30 Sep 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

2/3 SECOND STREET CLAYTON SOUTH VIC 3169	\$645,000	28-Jul-22
2/23 BYRON STREET CLAYTON SOUTH VIC 3169	\$782,500	04-Aug-22
1/4B WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$651,000	30-Jul-22

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.~~

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**2/3 SECOND STREET CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price **\$645,000** Sold Date **28-Jul-22**

Distance **0.51km**



**2/23 BYRON STREET CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price **\$782,500** Sold Date **04-Aug-22**

Distance **1.01km**



**1/4B WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

2 1 2

Sold Price ^{RS} **\$651,000** Sold Date **30-Jul-22**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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