

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

2/2 Burton Avenue, Clayton, VIC 3168

Indicative selling price

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

Single price

\$580,000

or range between

&

Median sale price

Median price

\$ 670,750

Property type

Unit

Suburb

CLAYTON

Period - From

09/03/2023

to

08/03/2024

Source

core_logic

Comparable property sales

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.

Address of comparable property		Price	Date of sale
1	1/3 Frank Avenue Clayton South Vic 3169	\$571,000	2023-10-03
2	2/3 Howard Court Clayton Vic 3168	\$570,000	2023-11-18
3			

This Statement of Information was prepared on:

09/03/2024