

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|--|
| Address Including suburb and postcode | 1/24 Wordsworth Avenue Clayton South, 3169 |
|---|--|

Indicative selling price

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

| | |
|---------------|-----------------------|
| Range between | \$800,000 & \$880,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|---------------|
| Median price | \$551,000 | Property Type | TOWNHOUSE | Suburb | CLAYTON SOUTH |
| Period - From | 01-Nov-2023 | to | 30-Sep-2024 | Source | core logic |

Comparable property sales

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 | 3/1448 CENTRE ROAD CLAYTON SOUTH VIC 3169 | \$770,000 | 04-Jun-2024 |
| 2 | 12 TALARA CLOSE SPRINGVALE VIC 3171 | \$775,000 | 12-Sep-2024 |
| 3 | 2/111 KANOOKA GROVE CLAYTON VIC 3168 | \$868,000 | 20-Jul-2024 |

This statement of information was prepared on 21-Oct-2024 at 2:59:42 PM AEDT