

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/7 Springfield Avenue Clayton South, 3169
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$800,000 & \$880,000
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### Median sale price

Median price	\$590,000	Property Type	UNIT	Suburb	CLAYTON SOUTH
Period - From	01-Apr-2024	to	31-Mar-2025	Source	Corelogic

### 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	2/9 Scotsburn Avenue Oakleigh South	\$891,000	19-Oct-2024
2	1/32 Alice Street Clayton	\$925,000	26-Oct-2024
3	1/16 Murphy Street Clayton South	\$828,000	15-Mar-2025

This statement of information was prepared on 15-Apr-2025 at 11:16:00 AM AEST