

## 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

1/10 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2023

to

31 Aug 2024

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2/7 BURNS AVENUE CLAYTON SOUTH VIC 3169  | \$452,000 | 22-May-24 |
| 3/11 BURNS AVENUE CLAYTON SOUTH VIC 3169 | \$410,000 | 02-Aug-24 |
|                                          |           |           |

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: 13 September 2024



## 2/7 BURNS AVENUE CLAYTON SOUTH VIC 3169

2 1 -

Sold Price

**\$452,000**

Sold Date **22-May-24**

Distance

**0.15km**



## 3/11 BURNS AVENUE CLAYTON SOUTH VIC 3169

2 1 -

Sold Price

**\$410,000**

Sold Date **02-Aug-24**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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