

## 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

1/11 BROWNING 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

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Dec 2023

to

30 Nov 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

3/28 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$681,000	30-Nov-24
2/49 MILTON AVENUE CLAYTON SOUTH VIC 3169	\$571,500	31-Aug-24
3/10 MOORE AVENUE CLAYTON SOUTH VIC 3169	\$510,000	17-Oct-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: 04 December 2024

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**3/28 WORDSWORTH AVENUE  
CLAYTON SOUTH VIC 3169**

2 2 -

Sold Price

<sup>RS</sup>
**\$681,000**

 Sold Date **30-Nov-24**

 Distance **0.15km**

**2/49 MILTON AVENUE CLAYTON  
SOUTH VIC 3169**

2 1 -

Sold Price

**\$571,500**

 Sold Date **31-Aug-24**

 Distance **0.31km**

**3/10 MOORE AVENUE CLAYTON  
SOUTH VIC 3169**

2 1 1

Sold Price

<sup>RS</sup>
**\$510,000**

 Sold Date **17-Oct-24**

 Distance **0.29km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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