

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

21B FIRST STREET CLAYTON SOUTH VIC 3169

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Clayton South

Period-from

01 May 2024

to

30 Apr 2025

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

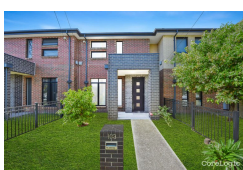
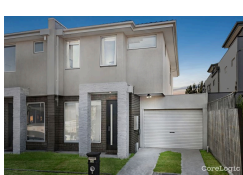
Date of sale

3/27 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$815,000	02-Dec-24
103 ROSEBANK AVENUE CLAYTON SOUTH VIC 3169	\$835,000	29-Nov-24
5/26 OAKES AVENUE CLAYTON SOUTH VIC 3169	\$800,000	25-Apr-25

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: 15 May 2025

<p>Inspection Available By Appointment Only</p> <p>At Woodard's we are committed to the wellbeing of our staff and the broader community.</p> <p>Before entering a property please ensure you have read and understand the following safety precautions.</p> <ul style="list-style-type: none"> Wear a face mask throughout your visit. Hand sanitise on arrival and departure. Minimise contact with others. Follow all signage and instructions. Do not enter if you are unwell. Do not enter if you have been in contact with someone who has been unwell. Do not enter if you have been in contact with someone who has been in the property. Do not enter if you have been in contact with someone who has been in the property. 	<p>3/27 BURNS AVENUE CLAYTON SOUTH VIC 3169</p> <p>4 2 4</p>	<p>Sold Price \$815,000 Sold Date 02-Dec-24</p> <p>Distance 0.74km</p>
	<p>103 ROSEBANK AVENUE CLAYTON SOUTH VIC 3169</p> <p>4 2 2</p>	<p>Sold Price \$835,000 Sold Date 29-Nov-24</p> <p>Distance 0.92km</p>
	<p>5/26 OAKES AVENUE CLAYTON SOUTH VIC 3169</p> <p>4 3 -</p>	<p>Sold Price ^{RS}\$800,000 ^{UN} Sold Date 25-Apr-25</p> <p>Distance 0.53km</p>

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all liability for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.