

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

326/59 AUTUMN TERRACE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2024

to

31 Jan 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

207/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$455,000	06-Sep-24
134/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	-	20-Sep-24
113/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$430,000	04-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: 25 February 2025



207/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

2 2 -

Sold Price

\$455,000

Sold Date **06-Sep-24**

Distance

0km



134/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

2 2 1

Sold Price

- Sold Date **20-Sep-24**

Distance

0km



113/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

2 2 -

Sold Price

\$430,000

Sold Date **04-Oct-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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