

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

5/24 NEWPORT ROAD 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2024

to

28 Feb 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

2/8 BURTON AVENUE CLAYTON VIC 3168	\$680,000	14-Mar-25
4/24 BURTON AVENUE CLAYTON VIC 3168	\$595,000	17-Dec-24
40/104 SPRINGS ROAD CLARINDA VIC 3169	\$685,000	06-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: 21 March 2025



2/8 BURTON AVENUE CLAYTON VIC 3168

2 1 1

Sold Price

^{RS}

\$680,000

Sold Date

14-Mar-25

Distance

0.64km



4/24 BURTON AVENUE CLAYTON VIC 3168

3 2 2

Sold Price

\$595,000

Sold Date

17-Dec-24

Distance

0.78km



40/104 SPRINGS ROAD CLARINDA VIC 3169

2 1 1

Sold Price

\$685,000

Sold Date

06-Oct-24

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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