

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

5/31 Milton Avenue Clayton South, 3169

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$395,000.00 & \$425,000.00

## Median sale price

Median price \$472,500.00 Property Type UNIT Suburb CLAYTON SOUTH

Period - From 25-Nov-2020 to 24-Nov-2021 Source REA

## Comparable property sales

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 six months.

This statement of information was prepared on 24-Dec-2021 at 11:04:44 AM EST