

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

3/458 CLAYTON 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$921,000

Property type

House

Suburb

Clayton South

Period-from

01 Jun 2023

to

31 May 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

1/3 FRANK AVENUE CLAYTON SOUTH VIC 3169	\$571,000	03-Oct-23
3/21 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$640,000	25-Feb-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: 05 June 2024

Alice Wong

M 87691888

E keysborough@barryplant.com.au**1/3 FRANK AVENUE CLAYTON
SOUTH VIC 3169** 2  1  -

Sold Price

\$571,000

Sold Date

03-Oct-23

Distance

0.38km**3/21 BEVAN AVENUE CLAYTON
SOUTH VIC 3169** 2  2  1

Sold Price

\$640,000

Sold Date

25-Feb-24

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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