

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

1/11 BROWNING AVENUE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Dec 2023

to

30 Nov 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

3/28 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169

\$681,000

30-Nov-24

2/49 MILTON AVENUE CLAYTON SOUTH VIC 3169

\$571,500

31-Aug-24

3/10 MOORE AVENUE CLAYTON SOUTH VIC 3169

\$510,000

17-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: 04 December 2024

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**3/28 WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

Sold Price

^{RS}
\$681,000

 Sold Date **30-Nov-24**

2 2 -

 Distance **0.15km**

**2/49 MILTON AVENUE CLAYTON
SOUTH VIC 3169**

Sold Price

\$571,500

 Sold Date **31-Aug-24**

2 1 -

 Distance **0.31km**

**3/10 MOORE AVENUE CLAYTON
SOUTH VIC 3169**

Sold Price

^{RS}
\$510,000

 Sold Date **17-Oct-24**

2 1 1

 Distance **0.29km**
RS = Recent sale

UN = Undisclosed Sale

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