

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

3/19 WORDSWORTH 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

Suburb

Clayton South

Period-from

01 Nov 2023

to

31 Oct 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

2/43 ROSEBANK AVENUE CLAYTON SOUTH VIC 3169	\$640,000	20-Sep-24
1/25 RAYHUR STREET CLAYTON SOUTH VIC 3169	\$661,000	26-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: 14 November 2024

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**2/43 ROSEBANK AVENUE
CLAYTON SOUTH VIC 3169**

 2  1  1

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **20-Sep-24**

Distance **0.31km**



**1/25 RAYHUR STREET CLAYTON
SOUTH VIC 3169**

 2  2  2

Sold Price ^{RS} **\$661,000** Sold Date **26-Oct-24**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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