

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

329/59 AUTUMN TERRACE 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

\$398,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2023

to

31 Jan 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

8/29 ALBERT AVENUE SPRINGVALE VIC 3171	\$400,000	21-Sep-23
4/3 MOORE AVENUE CLAYTON SOUTH VIC 3169	\$408,000	06-Nov-23
5/25 KEMP STREET SPRINGVALE VIC 3171	\$390,000	24-Jan-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: 19 February 2024



**8/29 ALBERT AVENUE
SPRINGVALE VIC 3171**

 2  1  1

Sold Price **\$400,000** Sold Date **21-Sep-23**

Distance **1.39km**



**4/3 MOORE AVENUE CLAYTON
SOUTH VIC 3169**

 2  1  -

Sold Price ^{RS} **\$408,000** ^{UN} Sold Date **06-Nov-23**

Distance **0.43km**



**5/25 KEMP STREET SPRINGVALE
VIC 3171**

 2  1  -

Sold Price ^{RS} **\$390,000** Sold Date **24-Jan-24**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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