

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

4/1 BURTON AVENUE CLAYTON VIC 3168

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

\$391,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,500

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2022

to

31 Jul 2023

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

17/28 BURTON AVENUE CLAYTON VIC 3168	\$403,000	10-May-23
211/1213 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$430,000	01-Jun-23
201/1215 CENTRE ROAD OAKLEIGH SOUTH VIC 3167	\$430,000	02-Jun-23

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: 30 August 2023



**17/28 BURTON AVENUE CLAYTON
VIC 3168**

Sold Price

\$403,000

Sold Date

10-May-23

2 1 1

Distance

0.3km



**211/1213 CENTRE ROAD OAKLEIGH
SOUTH VIC 3167**

Sold Price

^{RS} **\$430,000** ^{UN}

Sold Date

01-Jun-23

2 1 1

Distance

1.15km



**201/1215 CENTRE ROAD OAKLEIGH
SOUTH VIC 3167**

Sold Price

^{RS} **\$430,000**

Sold Date

02-Jun-23

2 1 1

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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