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	207/59 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~~		or range between	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Clayton South
Period-from	01 Jun 2022	to	31 May 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
224/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	$310,000	18-Apr-23
14/8 ST JAMES AVENUE SPRINGVALE VIC 3171	$300,000	23-Mar-23
101/40 BETTINA STREET CLAYTON VIC 3168	$330,000	16-May-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: 20 June 2023

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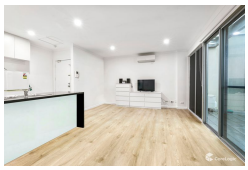


224/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

1 1 1

Sold Price **$310,000** Sold Date **18-Apr-23**

Distance **0km**



14/8 ST JAMES AVENUE SPRINGVALE VIC 3171

1 1 1

Sold Price **$300,000** Sold Date **23-Mar-23**

Distance **1.97km**



101/40 BETTINA STREET CLAYTON VIC 3168

1 1 1

Sold Price RS **$330,000** Sold Date **16-May-23**

Distance **2.23km**

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

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