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	306/59 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	$310,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$932,000	Property type	Other	Suburb	Clayton South
Period-from	01 Mar 2024	to	28 Feb 2025	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.

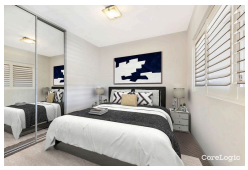
Address of comparable property	Price	Date of sale
207/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	$330,000	16-Oct-24
11/8 ST JAMES AVENUE SPRINGVALE VIC 3171	$300,000	17-Sep-24
322/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	$300,000	21-Dec-24

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: 06 March 2025

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207/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

1 1 1

Sold Price **$330,000** Sold Date **16-Oct-24**

Distance **0km**



11/8 ST JAMES AVENUE SPRINGVALE VIC 3171

1 1 1

Sold Price **$300,000** Sold Date **17-Sep-24**

Distance **1.95km**



322/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169

1 1 1

Sold Price RS **$300,000** Sold Date **21-Dec-24**

Distance **0km**

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

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