

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

4/24 FRANK 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

\$925,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2021

to

28 Feb 2022

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

6 RUSS STREET CLAYTON SOUTH VIC 3169	\$1,025,000	05-Dec-21
1/11-13 COLONEL STREET CLAYTON VIC 3168	\$945,000	05-Oct-21
17 FAULKINER STREET CLAYTON VIC 3168	\$961,000	09-Oct-21

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 March 2022



**6 RUSS STREET CLAYTON SOUTH
VIC 3169**

4 3 2

Sold Price **\$1,025,000** Sold Date **05-Dec-21**

Distance -



**1/11-13 COLONEL STREET
CLAYTON VIC 3168**

4 3 1

Sold Price ^{RS} **\$945,000** Sold Date **05-Oct-21**

Distance -



**17 FAULKNER STREET CLAYTON
VIC 3168**

4 3 2

Sold Price **\$961,000** Sold Date **09-Oct-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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