Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	38 Tennyson Avenue Clayton South, 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$1,150,000 & $1,250,000

Median sale price

Median price	$937,500	Property Type	HOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Jul-2022	to	30-Jun-2023	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	22 Tennyson Avenue, Clayton South VIC 3169	$1,251,000	04-Mar-2023
2	55 Tennyson Avenue, Clayton South VIC 3169	$1,172,000	17-Apr-2023
3	8 Brentwood Close, Clayton South VIC 3169	$1,156,000	25-Feb-2023

This statement of information was prepared on 21-Jul-2023 at 9:52:44 AM EST