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	2/84 Rosebank Avenue Clayton South, 3169

Indicative selling price

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

Range between	$830,000 & $910,000

Median sale price

Median price	$979,000	Property Type	OTHER	Suburb	CLAYTON SOUTH
Period - From	01-Oct-2021	to	30-Sep-2022	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	1/24 Byron Street, Clayton South	$860,000	08-Sep-2022
2	3/15 Bevan Avenue, Clayton South	$900,000	30-Jul-2022
3	2/25 Aonach Street, Clayton South	$930,000	15-Oct-2022

This statement of information was prepared on 07-Feb-2023 at 1:31:41 PM EST