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	3/19 Oakes Avenue Clayton South, 3169

Indicative selling price

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

Range between	$455,000 & $475,000

Median sale price

Median price	$627,000	Property Type	UNIT	Suburb	CLAYTON SOUTH
Period - From	01-Feb-2021	to	31-Jan-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	5/31 Milton Avenue, Clayton South V3169	$430,000	19-Jan-2022
2	3/4 Burns Avenue, Clayton South V 3169	$497,000	22-Dec-2021
3	1/13 Burns Avenue, Clayton South V 3169	$485,000	13-Oct-2021

This statement of information was prepared on 29-Jul-2022 at 10:40:37 AM EST