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	103 Rosebank Avenue, Clayton South Vic 3169

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $890,000 Property Type Townhouse Suburb Clayton South

Period - From 18/11/2023 to 17/11/2024 Source REIV

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 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	1/56 Jaguar Dr CLAYTON 3168	$823,000	12/10/2024
2	53 Botanic Dr CLAYTON SOUTH 3169	$882,000	10/08/2024
3	2/11b Rosebank Av CLAYTON SOUTH 3169	$785,000	18/05/2024

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 six months.~~

This Statement of Information was prepared on: 18/11/2024 17:07

103 Rosebank Avenue, Clayton South Vic 3169

Peter Liu
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4 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median Townhouse Price
18/11/2023 - 17/11/2024: $890,000

Comparable Properties



1/56 Jaguar Dr CLAYTON 3168 (REI)

3 2 2

Price: $823,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)
Land Size: 343 sqm approx

Agent Comments



53 Botanic Dr CLAYTON SOUTH 3169 (REI)

3 2 2

Price: $882,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments



2/11b Rosebank Av CLAYTON SOUTH 3169 (REI/VG)

3 2 2

Price: $785,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Townhouse (Res)

Agent Comments

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