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	6/38-40 WORDSWORTH 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~~		or range between	$460,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,500	Property type	Unit	Suburb	Clayton South
Period-from	01 May 2023	to	30 Apr 2024	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
2/13 OAKES AVENUE CLAYTON SOUTH VIC 3169	$467,000	13-Apr-24

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: 15 May 2024

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2/13 OAKES AVENUE CLAYTON SOUTH VIC 3169

2 1 1

Sold Price RS $467,000 Sold Date 13-Apr-24

Distance 0.54km

RS = Recent sale UN = Undisclosed Sale

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