

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

1/21 Tennyson 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2020

to

31 Mar 2021

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

25B Browns Road Clayton VIC 3168	\$590,000	29-Oct-20
7/163 Carinish Road Clayton VIC 3168	\$610,100	27-Mar-21
2/4 Ashdale Court Springvale VIC 3171	\$600,000	06-Mar-21

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: 26 April 2021



25B Browns Road Clayton VIC 3168 Sold Price **\$590,000** Sold Date **29-Oct-20**

 2  1  1

Distance **1.27km**



7/163 Carinish Road Clayton VIC 3168 Sold Price ^{RS} **\$610,100** Sold Date **27-Mar-21**

 3  1  1

Distance **1.28km**



2/4 Ashdale Court Springvale VIC 3171 Sold Price ^{RS} **\$600,000** Sold Date **06-Mar-21**

 2  2  2

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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