

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2020

to

30 Apr 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

3/7-8 Koolena Close Clayton South VIC 3169	\$557,500	06-Mar-21
2/1254 Centre Road Clayton South VIC 3169	\$565,000	13-Mar-21
1/39 Thompson Street Clayton VIC 3168	\$580,000	16-Jan-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: 13 May 2021


**3/7-8 Koolena Close Clayton South
VIC 3169**
 2
  1
  1

Sold Price

\$557,500

Sold Date

06-Mar-21

Distance

1.52km

**2/1254 Centre Road Clayton South
VIC 3169**
 2
  1
  1

Sold Price

^{RS} **\$565,000**

Sold Date

13-Mar-21

Distance

1.75km

**1/39 Thompson Street Clayton VIC
3168**
 2
  2
  1

Sold Price

\$580,000

Sold Date

16-Jan-21

Distance

2.02km

RS = Recent sale

UN = Undisclosed Sale

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