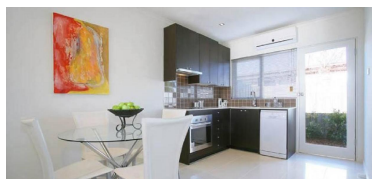


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/18 WORDSWORTH AVENUE, CLAYTON**  2  1  1

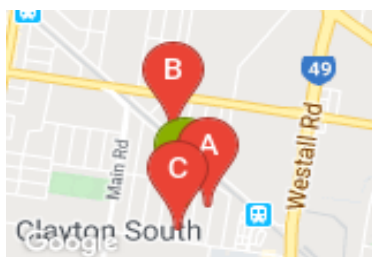
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$400,000 to 440,000**

Provided by: Dean Allsop , Ray White Rowville

## MEDIAN SALE PRICE




**CLAYTON SOUTH, VIC, 3169**

Suburb Median Sale Price (Unit)

**\$480,500**

01 October 2018 to 30 September 2019

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**2/11 BURNS AVE, CLAYTON SOUTH, VIC 3169**  2  1  1

Sale Price

**\*\*\$413,000**

Sale Date: 04/10/2019

Distance from Property: 138m



**3/39 RAYHUR ST, CLAYTON SOUTH, VIC 3169**  2  1  1

Sale Price

**\$430,000**

Sale Date: 22/06/2019

Distance from Property: 552m



**1/34 WORDSWORTH AVE, CLAYTON SOUTH,**  2  2  2

Sale Price

**\$410,000**

Sale Date: 08/05/2019

Distance from Property: 163m



This report has been compiled on 24/10/2019 by Ray White Rowville. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

4/18 WORDSWORTH AVENUE, CLAYTON SOUTH, VIC 3169


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$400,000 to 440,000

### Median sale price

Median price: \$480,500    Property type: Unit    Suburb: CLAYTON SOUTH

Period: 01 October 2018 to 30 September 2019    Source: 

### 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
2/11 BURNS AVE, CLAYTON SOUTH, VIC 3169	**\$413,000	04/10/2019
3/39 RAYHUR ST, CLAYTON SOUTH, VIC 3169	\$430,000	22/06/2019
1/34 WORDSWORTH AVE, CLAYTON SOUTH, VIC 3169	\$410,000	08/05/2019

This Statement of Information was prepared on: 24/10/2019