

## 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

1/18 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$453,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Nov 2018

to

31 Oct 2019

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

4/5 Browning Avenue Clayton South VIC 3169	\$467,000	28-Aug-19
1/34 Wordsworth Avenue Clayton South VIC 3169	\$410,000	08-May-19
2/11 Burns Avenue Clayton South VIC 3169	\$413,000	04-Oct-19

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.~~

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**4/5 Browning Avenue Clayton South VIC 3169**

 2  1  1

Sold Price **\$467,000** Sold Date **28-Aug-19**

Distance **0.12km**



**1/34 Wordsworth Avenue Clayton South VIC 3169**

 2  2  1

Sold Price **\$410,000** Sold Date **08-May-19**

Distance **0.16km**



**2/11 Burns Avenue Clayton South VIC 3169**

 2  1  1

Sold Price **\$413,000<sup>UN</sup>** Sold Date **04-Oct-19**

Distance **0.16km**

RS = Recent sale      UN = Undisclosed Sale

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