

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

3/4 AUGUSTE AVENUE CLAYTON VIC 3168

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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/6 EVELYN STREET CLAYTON VIC 3168	\$910,000	12-Dec-21
4/13-15 BETTINA STREET CLAYTON VIC 3168	\$915,000	04-Dec-21
9/48-50 KANOOKA GROVE CLAYTON VIC 3168	\$856,600	02-Oct-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: 28 March 2022



1/6 EVELYN STREET CLAYTON VIC 3168 Sold Price **\$910,000** Sold Date **12-Dec-21**

4 2 2

Distance **1.52km**



4/13-15 BETTINA STREET CLAYTON VIC 3168 Sold Price **\$915,000** Sold Date **04-Dec-21**

4 2 1

Distance **1.79km**



9/48-50 KANOOKA GROVE CLAYTON VIC 3168 Sold Price **\$856,600** Sold Date **02-Oct-21**

4 4 2

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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