

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

1/17 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

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

3/16 Burns Avenue Clayton South VIC 3169	\$743,500	17-Dec-20
49 Botanic Drive Clayton South VIC 3169	\$728,000	16-May-20
42 Botanic Drive Clayton South VIC 3169	\$725,000	13-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.~~

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3/16 Burns Avenue Clayton South VIC 3169

Sold Price

^{RS}

\$743,500

Sold Date

17-Dec-20

 3  3  1

Distance

0.59km



49 Botanic Drive Clayton South VIC 3169

Sold Price

\$728,000

Sold Date

16-May-20

 3  2  1

Distance

0.7km



42 Botanic Drive Clayton South VIC 3169

Sold Price

^{RS}

\$725,000

Sold Date

13-Mar-21

 3  2  2

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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