

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

401/1408 CENTRE ROAD 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,750

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2024

to

30 Apr 2025

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

306/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$315,000	22-Apr-25
B110/60 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$305,000	-
307/59 AUTUMN TERRACE CLAYTON SOUTH VIC 3169	\$315,000	13-Apr-25

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: 27 May 2025



**306/59 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

1 1 -

Sold Price

^{RS}

\$315,000

Sold Date

22-Apr-25

Distance

1.61km



**B110/60 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

1 1 -

Sold Price

\$305,000

Sold Date

-

Distance

-



**307/59 AUTUMN TERRACE
CLAYTON SOUTH VIC 3169**

1 1 1

Sold Price

^{RS}

\$315,000

Sold Date

13-Apr-25

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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