

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

16 Bevan Avenue, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Clayton South

Period - From

01/07/2024

to

30/09/2024

Source

REIV

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 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
1	13 Alward Av CLAYTON SOUTH 3169	\$1,050,000	15/08/2024
2	38 Myriong St CLAYTON 3168	\$1,395,000	08/06/2024
3			

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 six months.

This Statement of Information was prepared on:

31/10/2024 15:03

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

September quarter 2024: \$1,050,000



Property Type: HOUSE

Land Size: 670 sqm approx

Agent Comments

Comparable Properties



13 Alward Av CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 15/08/2024

Property Type: House

Land Size: 651 sqm approx

38 Myriong St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,395,000

Method: Auction Sale

Date: 08/06/2024

Property Type: House (Res)

Land Size: 730 sqm approx

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 six months.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222