

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

25/1 Greenfield Drive 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,500

Property type

Unit

Suburb

Clayton

Period-from

01 Oct 2018

to

30 Sep 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

29/1 Greenfield Drive Clayton VIC 3168	\$365,000	20-May-19
26/2 Monash Green Drive Clayton VIC 3168	\$390,100	08-Mar-19
3/2 Monash Green Drive Clayton VIC 3168	\$380,000	23-Mar-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.~~

This Statement of Information was prepared on: 16 October 2019



OBrien Real Estate

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29/1 Greenfield Drive Clayton VIC 3168

Sold Price

\$365,000

Sold Date

20-May-19

2

1

1

Distance

-



26/2 Monash Green Drive Clayton VIC 3168

Sold Price

\$390,100

Sold Date

08-Mar-19

2

1

1

Distance

0.06km



3/2 Monash Green Drive Clayton VIC 3168

Sold Price

\$380,000

Sold Date

23-Mar-19

2

1

1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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