

# 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

19/1 Greenfield Drive, Clayton Vic 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$385,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Clayton

Period - From 28/02/2024 to 27/02/2025 Source Property Data

### 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	4/5 Burns Av CLAYTON SOUTH 3169	\$376,000	09/11/2024
2	16/1 Greenfield Dr CLAYTON 3168	\$370,000	29/10/2024
3	8/2 Monash Green Dr CLAYTON 3168	\$370,000	09/09/2024

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: 28/02/2025 17:29



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median Unit Price**  
28/02/2024 - 27/02/2025: \$580,000

## Comparable Properties



**4/5 Burns Av CLAYTON SOUTH 3169 (REI/VG)**

Agent Comments



**Price:** \$376,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** Unit



**16/1 Greenfield Dr CLAYTON 3168 (VG)**

Agent Comments



**Price:** \$370,000  
**Method:** Sale  
**Date:** 29/10/2024  
**Property Type:** Strata Unit/Flat



**8/2 Monash Green Dr CLAYTON 3168 (REI/VG)**

Agent Comments



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 09/09/2024  
**Property Type:** Apartment

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



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