

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

31/2 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2021

to

31 Jul 2022

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

25/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$391,000	21-Feb-22
6/1 MONASH GREEN DRIVE CLAYTON VIC 3168	\$402,000	23-Feb-22
20/1 MONASH GREEN DRIVE CLAYTON VIC 3168	\$375,000	11-Apr-22

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.~~

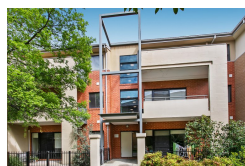
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25/1 GREENFIELD DRIVE CLAYTON VIC 3168

Sold Price **\$391,000** Sold Date **21-Feb-22**

2 1 1

Distance **0.05km**



6/1 MONASH GREEN DRIVE CLAYTON VIC 3168

Sold Price **\$402,000** Sold Date **23-Feb-22**

2 1 1

Distance **0.07km**



20/1 MONASH GREEN DRIVE CLAYTON VIC 3168

Sold Price **\$375,000** Sold Date **11-Apr-22**

2 1 1

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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