

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	34/2 Monash Green Drive Clayton, 3168
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Indicative selling price

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

Range between	\$360,000.00 & \$395,000.00
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Median sale price

Median price	\$722,500.00	Property Type	APARTMENT	Suburb	CLAYTON
Period - From	01-Dec-2020	to	30-Nov-2021	Source	Corelogic

Comparable property sales

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	11/1 GREENFIELD DRIVE, CLAYTON V3168	\$398,000.00	28-Apr-2021
2	24/2 MONASH GREEN DRIVE, CLAYTON V3168	\$378,000.00	22-Sep-2021
3	11/2 GREENFIELD DRIVE, CLAYTON V3168	\$370,500.00	18-Sep-2021

This statement of information was prepared on 07-Jul-2022 at 9:55:02 AM EST