

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 19 Monash Crescent, Clayton South VIC 3169

Indicative selling price

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

Single price \$ or range between \$680,000 & \$740,000

Median sale price

Median price \$896,000 Property type House Suburb Clayton South

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales

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 |
|---------------------------------------------|-----------|--------------|
| 10 Charlotte Street, Clayton South VIC 3169 | \$761,000 | 06/12/2019 |
| 215 Westall Road, Clayton South VIC 3169 | \$703,000 | 26/10/2019 |
| 545 Clayton Road, Clayton South VIC 3169 | \$835,000 | 21/09/2019 |

This Statement of Information was prepared on: 21/01/2020