

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 20 Botanic Drive, Clayton South Vic 3169**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$748,000

Median sale price

Median price \$771,000

House X

Suburb Clayton South

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
5 Botanic Dr CLAYTON SOUTH 3169	\$720,000	10/05/2017
1/59 Kiongga St CLAYTON 3168	\$720,000	17/12/2016
37 Botanic Dr CLAYTON SOUTH 3169	\$673,000	30/11/2016