

# 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 18/2 Monash Green 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)

Single price \$339,000

or range between

&

### Median sale price

Median price \$ 720,000

Property type Unit

Suburb CLAYTON

Period - From 14/02/2022

to

13/02/2023

Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property                 | Price     | Date of sale |
|------------------------------------------------|-----------|--------------|
| 1 5/1 Monash Green Drive Clayton Vic 3168      | \$351,000 | 2022-11-07   |
| 2 31/2 Greenfield Drive Clayton Vic 3168       | \$339,800 | 2022-08-26   |
| 3 12/1927-1929 Dandenong Road Clayton Vic 3168 | \$340,000 | 2022-08-15   |

This Statement of Information was prepared on: 14/02/2023

