

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

35/1 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,500

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/1 Monash Green Drive Clayton VIC 3168	\$360,000	28-Oct-20
23/2 Monash Green Drive Clayton VIC 3168	\$393,000	12-Sep-20
7/2 Monash Green Drive Clayton VIC 3168	\$353,000	14-Mar-20

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.~~

This Statement of Information was prepared on: 01 February 2021

Shanky Walia

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1/1 Monash Green Drive Clayton VIC 3168 Sold Price **\$360,000** Sold Date **28-Oct-20**

 2
  1
  1

Distance **0.07km**



23/2 Monash Green Drive Clayton VIC 3168 Sold Price **\$393,000** Sold Date **12-Sep-20**

 2
  1
  1

Distance **0.08km**



7/2 Monash Green Drive Clayton VIC 3168 Sold Price **\$353,000** Sold Date **14-Mar-20**

 2
  1
  1

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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