

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

48 Monash Crescent, Clayton South Vic 3169

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price

\$979,000

Property Type

House

Suburb

Clayton South

Period - From

01/01/2021

to

31/12/2021

Source

REIV

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 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	47 Stephenson St SPRINGVALE 3171	\$886,500	05/02/2022
2	33 Wilberton Dr SPRINGVALE 3171	\$855,000	30/10/2021
3	7 Yongala Ct CLAYTON SOUTH 3169	\$850,000	08/11/2021

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 six months.~~

This Statement of Information was prepared on:

23/02/2022 11:34



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
Year ending December 2021: \$979,000

Comparable Properties



47 Stephenson St SPRINGVALE 3171 (REI)

Agent Comments



Price: \$886,500
Method: Auction Sale
Date: 05/02/2022
Property Type: House (Res)
Land Size: 764 sqm approx

33 Wilberton Dr SPRINGVALE 3171 (REI/VG)

Agent Comments



Price: \$855,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 540 sqm approx



7 Yongala Ct CLAYTON SOUTH 3169 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 08/11/2021
Property Type: House
Land Size: 562 sqm approx

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