
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

4 Glenn Court, Clayton South, VIC 3169

INDICATIVE SELLING PRICE

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

Range Between \$720,000 & \$770,000

MEDIAN SALE PRICE

Median price \$802,500 | House | Clayton South (3169)

Period - From 5 February 2017 to 5 February 2018 | Source - www.realestate.com.au

COMPARABLE PROPERTY SALES

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
3 CAMELOT DRIVE, SPRINGVALE SOUTH VIC 3172	\$730,000	31/01/2018
4 BRONWYN COURT, CLAYTON SOUTH VIC 3169	\$780,000	25/11/2017
18 GLENMORGAN CLOSE, CLAYTON SOUTH VIC 3169	\$770,000	10/02/2018

Please contact us for further information regarding this document or visit consumer.vic.gov.au/underquoting

Area Specialist Pty Ltd - 03 8586 6411
Shop 13, Aspendale Gardens Shopping Centre, Narelle Dr, Aspendale Gardens
3195