

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

16/1 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 2024

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

| | | |
|--|-----------|-----------|
| 8/61-63 KANOOKA GROVE CLAYTON VIC 3168 | \$415,000 | 18-Nov-23 |
| 104/1451-1453 CENTRE ROAD CLAYTON VIC 3168 | \$450,000 | 10-Oct-23 |
| 5/1424 CENTRE ROAD CLAYTON SOUTH VIC 3169 | \$410,000 | 25-Nov-23 |

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: 20 March 2024

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**8/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

 2  1  1

Sold Price **\$415,000** Sold Date **18-Nov-23**

Distance **0.22km**

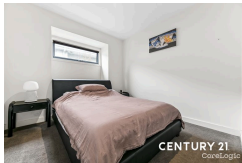


**104/1451-1453 CENTRE ROAD
CLAYTON VIC 3168**

 2  1  1

Sold Price **\$450,000** Sold Date **10-Oct-23**

Distance **0.72km**



**5/1424 CENTRE ROAD CLAYTON
SOUTH VIC 3169**

 2  2  1

Sold Price **\$410,000** Sold Date **25-Nov-23**

Distance **0.77km**



**3/14 BETTINA STREET CLAYTON
VIC 3168**

 2  1  -

Sold Price **\$393,000** Sold Date **07-Dec-23**

Distance **0.88km**

RS = Recent sale UN = Undisclosed Sale

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