

# 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

44 Botanic Drive, Clayton South, VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$750,000

&

\$815,000

### Median sale price

Median price

\$575,000

Property Type

Townhouse

Suburb

Clayton South (3169)

Period - From

01/10/2021

to

30/09/2022

Source

pricefinder

### Comparable property sales

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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

2/55 GLENDALE ROAD, SPRINGVALE VIC 3171	\$771,000	11/06/2022
1/15 BEVAN AVENUE, CLAYTON SOUTH VIC 3169	\$800,000	01/10/2022
1/2 ASHDALE COURT, SPRINGVALE VIC 3171	\$755,000	30/07/2022

This Statement of Information was prepared on: 01/11/2022