

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

10 JACKSON GREEN BOULEVARD CLAYTON SOUTH VIC 3169

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2023

to

30 Apr 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

28 BOTANIC DRIVE CLAYTON SOUTH VIC 3169

\$867,000

20-Apr-24

505 CLAYTON ROAD CLAYTON SOUTH VIC 3169

\$730,888

02-Dec-23

3/78 JAGUAR DRIVE CLAYTON VIC 3168

\$742,000

13-Apr-24

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: 04 May 2024

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**28 BOTANIC DRIVE CLAYTON
SOUTH VIC 3169**
 3  2  -

Sold Price

^{RS}
\$867,000

Sold Date

20-Apr-24

Distance

1.17km

**505 CLAYTON ROAD CLAYTON
SOUTH VIC 3169**
 2  1  1

Sold Price

^{RS} **\$730,888**

Sold Date

02-Dec-23

Distance

1.08km

**3/78 JAGUAR DRIVE CLAYTON VIC
3168**
 3  1  2

Sold Price

^{RS}
\$742,000

Sold Date

13-Apr-24

Distance

0.53km
RS = Recent sale

UN = Undisclosed Sale

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