

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	15/2 Monash Green Drive Clayton, 3168
---	---------------------------------------

### Indicative selling price

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

Range between	\$360,000 & \$396,000
---------------	-----------------------

### Median sale price

Median price	\$651,000	Property Type	UNIT	Suburb	CLAYTON
Period - From	01-May-2023	to	30-Apr-2024	Source	Corelogic

### 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
1	16/2 Monash Green Drive, Clayton	\$369,000	18-Dec-2023
2	34/2 Greenfield Drive, Clayton	\$369,700	01-May-2024
3	13/1 Greenfield Drive, Clayton	\$380,000	20-May-2024

This statement of information was prepared on 11-Jun-2024 at 10:52:22 AM EST