

# 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

15 Glencannon Crescent, Clayton South Vic 3169
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### Indicative selling price

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

Range between 

\$850,000
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 & 

\$930,000
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### Median sale price

Median price 

\$930,000
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 Property Type 

House
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 Suburb 

Clayton South
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Period - From 

09/08/2022
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 to 

08/08/2023
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 Source 

REIV
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### 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 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	18 Clarevale St CLAYTON SOUTH 3169	\$1,005,000	13/05/2023
2	3 Ostend Ct CLAYTON SOUTH 3169	\$940,000	03/06/2023
3			

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 six months.

This Statement of Information was prepared on: 

09/08/2023 12:06
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**Indicative Selling Price**

\$850,000 - \$930,000

**Median House Price**

09/08/2022 - 08/08/2023: \$930,000



**Property Type:** House

**Land Size:** 734 sqm approx

Agent Comments

## Comparable Properties



**18 Clarevale St CLAYTON SOUTH 3169 (REI/VG)**

Agent Comments



**Price:** \$1,005,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** House (Res)

**Land Size:** 641 sqm approx



**3 Ostend Ct CLAYTON SOUTH 3169 (REI)**

Agent Comments



**Price:** \$940,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 737 sqm approx

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 six months.

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