

## 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

34/1 GREENFIELD DRIVE CLAYTON VIC 3168

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$731,500

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2022

to

31 Jul 2023

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

6/265 CLAYTON ROAD CLAYTON VIC 3168	\$455,000	31-Jul-23
14/1 GREENFIELD DRIVE CLAYTON VIC 3168	\$405,000	11-Mar-23
8/2 GREENFIELD DRIVE CLAYTON VIC 3168	\$396,000	31-May-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: 24 August 2023

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**6/265 CLAYTON ROAD CLAYTON VIC 3168** Sold Price <sup>RS</sup> **\$455,000** Sold Date **31-Jul-23**  
 Distance **0.76km**  
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**14/1 GREENFIELD DRIVE CLAYTON VIC 3168** Sold Price **\$405,000** Sold Date **11-Mar-23**  
 Distance **0km**  
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**8/2 GREENFIELD DRIVE CLAYTON VIC 3168** Sold Price **\$396,000** Sold Date **31-May-23**  
 Distance **0.05km**  
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**RS** = Recent sale      **UN** = Undisclosed Sale

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