

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

34/2 GREENFIELD DRIVE CLAYTON VIC 3168

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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2023

to

31 Mar 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

2/14 BETTINA STREET CLAYTON VIC 3168	380000	23-Feb-24
34/1 GREENFIELD DRIVE CLAYTON VIC 3168	375000	19-Oct-23
9/4-6 BETTINA STREET CLAYTON VIC 3168	369000	17-Feb-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: 02 April 2024



**2/14 BETTINA STREET CLAYTON
 VIC 3168**

Sold Price

^{RS} **380000** Sold Date **23-Feb-24**

2 1 -

Distance -



**34/1 GREENFIELD DRIVE CLAYTON
 VIC 3168**

Sold Price

375000 Sold Date **19-Oct-23**

2 1 -

Distance -



**9/4-6 BETTINA STREET CLAYTON
 VIC 3168**

Sold Price

^{RS} **369000** Sold Date **17-Feb-24**

2 1 -

Distance -

RS = Recent sale UN = Undisclosed Sale

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