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

Period-from

Mediar (*Delete

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

Single Price		or range	ັ ທີ່ມີ ທີ່ມີ ທີ່ມີ ທີ່ມີ 🗌 🔍	&	\$400,000
n sale price house or unit as ap	olicable)				
Median Price	\$670,750	Property type	Unit	Suburb	Clayton

31 Mar 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2023

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.

to

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



Corelogic

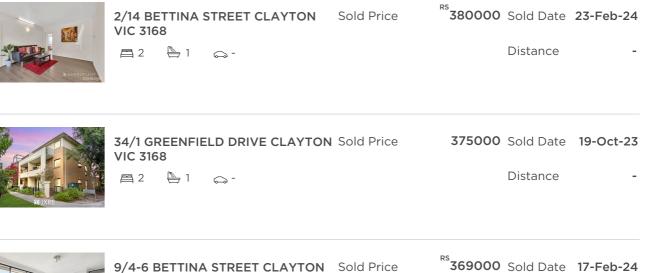
consumer.vic.gov.au



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	9/4-6 BETTINA STREET CLAYTON VIC 3168			Sold Price	^{RS} 369000	Sold Date	17-Feb-24
	昌 2	1	~ -			Distance	-

RS = Recent sale UN = Undisclosed Sale

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