# 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 <b>sale price</b> 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

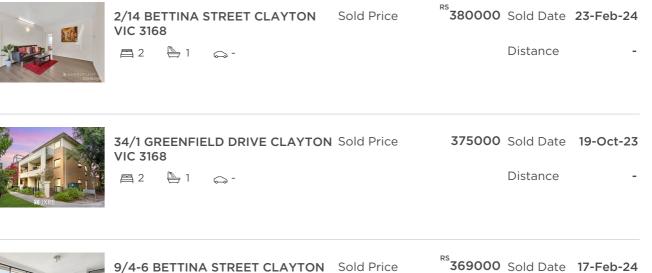
consumer.vic.gov.au



P 8290 0270

- P 0290 0270
- М 0402660984

 ${\sf E} \ \ liying.quan@raywhite.com$ 



	9/4-6 BETTINA STREET CLAYTON VIC 3168			Sold Price	<sup>RS</sup> 369000	Sold Date	17-Feb-24
	昌 2	1	<b>~</b> -			Distance	-

RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.