

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

5 ENNGONIA CRESCENT CLAYTON SOUTH VIC 3169

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

\$830,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$923,000

Property type

House

Suburb

Clayton South

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 ENNGONIA CRESCENT CLAYTON SOUTH VIC 3169 | \$900,000 | 28-Oct-23 |
| 7 FRANK AVENUE CLAYTON SOUTH VIC 3169 | \$873,000 | 25-Nov-23 |
| 30 MONASH CRESCENT CLAYTON SOUTH VIC 3169 | \$832,000 | 27-Nov-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: 15 April 2024



2 ENNGONIA CRESCENT CLAYTON Sold Price
SOUTH VIC 3169

3 2 1

\$900,000 Sold Date **28-Oct-23**

Distance **0.15km**



7 FRANK AVENUE CLAYTON
SOUTH VIC 3169

3 1 -

Sold Price

\$873,000 Sold Date **25-Nov-23**

Distance **1.08km**

**COMING
SOON**

30 MONASH CRESCENT CLAYTON Sold Price
SOUTH VIC 3169

3 1 2

\$832,000 Sold Date **27-Nov-23**

Distance **2.11km**

RS = Recent sale

UN = Undisclosed Sale

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