

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

62 Glenelg Drive, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$886,500 Property Type House Suburb Clayton South

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 six 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
1	8 Hunt Cr CLARINDA 3169	\$1,045,000	03/06/2023
2	13 Glenelg Dr CLAYTON SOUTH 3169	\$945,000	08/07/2023
3			

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 six months.

This Statement of Information was prepared on:

03/10/2023 14:05



 4  3  3

Property Type: House
Land Size: 533 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
Median House Price
June quarter 2023: \$886,500

Comparable Properties

8 Hunt Cr CLARINDA 3169 (REI)

Agent Comments

 4  2  2

Price: \$1,045,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)

13 Glenelg Dr CLAYTON SOUTH 3169 (REI/VG) **Agent Comments**

 4  2  2

Price: \$945,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 546 sqm approx

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 six months.

Account - Barry Plant | P: 03 9586 0500