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 betweer	\$980,000		&		\$1,070,000					
Median sale p	rice									
Median price	\$886,500	Pro	operty Type	Hou	se		Suburb	Clayton South		
Period - From	01/04/2023	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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			

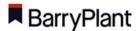
OR

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









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)



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

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



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

propertydata



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