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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

26/2 Monash Green Drive Clayton VIC 3168

 2  1  1

Indicative Selling Price

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

Range between \$370,000 & \$407,000

Median Sale Price

\$540,000 Units in Clayton between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



13/2 Monash Green Drive Clayton VIC 3168

 2  1  1

Sold Price

\$375,000

Sold Date

05-Jan-19

Distance

-



23/2 Monash Green Drive Clayton VIC 3168

 2  1  1

Sold Price

\$392,000

Sold Date

21-Sep-18

Distance

-



14/61-63 Kanooka Grove Clayton VIC 3168

 2  1  2

Sold Price

\$400,000

Sold Date

09-Dec-18

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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3/1424 Centre Road Clayton South VIC 3169 Sold Price **\$395,000** Sold Date **15-Sep-18**

2 1 1

Distance **0.84km**



8/1324-1328 Centre Road Clayton South VIC 3169 Sold Price **\$405,000** Sold Date **07-Nov-18**

2 1 1

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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