

## 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

44A Glenelg Drive Clayton South VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$487,750

Property type

Unit

Suburb

Clayton South

Period-from

01 Feb 2019

to

31 Jan 2020

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

6/104 Springs Road Clarinda VIC 3169	\$570,000	22-Nov-19
7/144 Springs Road Clarinda VIC 3169	\$605,000	01-Jun-19
1/597-605 Clayton Road Clarinda VIC 3169	\$564,000	15-Feb-20

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.~~

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**6/104 Springs Road Clarinda VIC 3169**

 2  1  1

Sold Price

**\$570,000**

Sold Date

**22-Nov-19**

Distance

**0.45km**



**7/144 Springs Road Clarinda VIC 3169**

 2  1  2

Sold Price

**\$605,000**

Sold Date

**01-Jun-19**

Distance

**0.49km**



**1/597-605 Clayton Road Clarinda VIC 3169**

 2  1  1

Sold Price

<sup>RS</sup> **\$564,000**

Sold Date

**15-Feb-20**

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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