# 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

22 Botanic Drive 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	\$748,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$550,000	Property type		Unit		Suburb	Clayton South
Period-from	01 May 2020	to	30 Apr 2	) Apr 2021 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
42 Botanic Drive Clayton South VIC 3169	\$725,000	13-Mar-21
50 Botanic Drive Clayton South VIC 3169	\$740,000	24-Mar-21
15 Crimson Grove Clayton South VIC 3169	\$750,000	14-May-21

OR

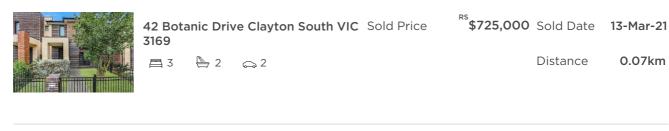
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 May 2021



consumer.vic.gov.au







 50 Botanic Drive Clayton South VIC Sold Price
 \$740,000 Sold Date
 24-Mar-21

 3169
 □ 3 ⊕ 2 ⇔ 2
 □ Distance
 0.09km



15 Crimson Grove Clayton South VIC 3169		Sold Price	<sup>RS</sup> \$750,000	Sold Date	14-May-21	
昌 3	2				Distance	0.12km

#### RS = Recent sale UN = Undisclosed Sale

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