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	61 GLENELG 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~~		or range between	$920,000	&	$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$935,000	Property type	House	Suburb	Clayton South
Period-from	01 Aug 2023	to	31 Jul 2024	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
26 TAMMANY DRIVE CLARINDA VIC 3169	$930,000	14-Mar-24
13 ALWARD AVENUE CLAYTON SOUTH VIC 3169	$1,050,000	15-Aug-24
10 KELRINDA CLOSE OAKLEIGH SOUTH VIC 3167	$1,050,000	20-Mar-24

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: 28 August 2024

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26 TAMMANY DRIVE CLARINDA VIC 3169

4 2 2

Sold Price **$930,000** Sold Date **14-Mar-24**

Distance **0.98km**



13 ALWARD AVENUE CLAYTON SOUTH VIC 3169

4 2 2

Sold Price RS **$1,050,000** Sold Date **15-Aug-24**

Distance **1.03km**



10 KELRINDA CLOSE OAKLEIGH SOUTH VIC 3167

4 2 2

Sold Price RS **$1,050,000** UN Sold Date **20-Mar-24**

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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