Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	46 Jackson Green Boulevard Clayton South, 3169

Indicative selling price

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

Range between	$750,000 & $780,000

Median sale price

Median price	$627,000	Property Type	TOWNHOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Mar-2021	to	28-Feb-2022	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	10/1303-1305 CENTRE ROAD, CLAYTON 3168	$830,000	01-Nov-2021
2	4/20 MANOON ROAD, CLAYTON SOUTH 3169	$830,000	12-Jan-2022
3	4/38 MANOON ROAD, CLAYTON SOUTH 3169	$870,000	24-Jan-2022

This statement of information was prepared on 21-Jul-2022 at 3:25:09 PM EST