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	32 Botanic Drive, Clayton South Vic 3169

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $890,000 Property Type Townhouse Suburb Clayton South

Period - From 29/11/2023 to 28/11/2024 Source REIV

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 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	53 Botanic Dr CLAYTON SOUTH 3169	$882,000	10/08/2024
2	8 Jackson Green Blvd CLAYTON SOUTH 3169	$790,000	01/07/2024
3	1/61 Bevan Av CLAYTON SOUTH 3169	$780,000	07/06/2024

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 six months.~~

This Statement of Information was prepared on: 29/11/2024 14:39

32 Botanic Drive, Clayton South Vic 3169



3 2 2

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 195 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Townhouse Price
29/11/2023 - 28/11/2024: $890,000

Comparable Properties



53 Botanic Dr CLAYTON SOUTH 3169 (REI)

3 2 2

Price: $882,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments



8 Jackson Green Blvd CLAYTON SOUTH 3169 (REI/VG)

3 2 2

Price: $790,000
Method: Private Sale
Date: 01/07/2024
Property Type: Townhouse (Single)
Land Size: 93 sqm approx

Agent Comments



1/61 Bevan Av CLAYTON SOUTH 3169 (REI/VG)

3 3 2

Price: $780,000
Method: Private Sale
Date: 07/06/2024
Property Type: Townhouse (Single)
Land Size: 222 sqm approx

Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222

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