

## 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

37 Evergreen Boulevard 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

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Clayton South

Period-from

01 Oct 2019

to

30 Sep 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

49 Botanic Drive Clayton South VIC 3169	\$728,000	16-May-20
10 Botanic Drive Clayton South VIC 3169	\$700,000	11-Jul-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.

This Statement of Information was prepared on: 09 October 2020



**49 Botanic Drive Clayton South VIC** Sold Price **\$728,000** Sold Date **16-May-20**  
**3169**

3 2 1

Distance **0.11km**



**10 Botanic Drive Clayton South VIC** Sold Price **\$700,000** Sold Date **11-Jul-20**  
**3169**

3 2 2

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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