

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

2 Dianella Street 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,750

Property type

House

Suburb

Clayton South

Period-from

01 Feb 2020

to

31 Jan 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

13 Celeste Walk Clayton South VIC 3169	\$752,000	12-Feb-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: 18 February 2021



13 Celeste Walk Clayton South VIC 3169

Sold Price

^{RS}

\$752,000

Sold Date

12-Feb-21

 3

 2

 2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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