

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

62 MONASH CRESCENT, CLAYTON SOUTH, VIC 3169

Indicative selling price

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

Price Range: \$730,000 to \$760,000

Median sale price

Median price

\$764,444

House

Unit

Suburb

CLAYTON SOUTH

Period

01 July 2016 to 30 June 2017

Source



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
6 MILTON AVE, CLAYTON SOUTH, VIC 3169	*\$750,000	08/07/2017
9 SHELDON PL, CLAYTON SOUTH, VIC 3169	*\$740,000	09/05/2017
16 IRELAND RD, CLAYTON SOUTH, VIC 3169	\$756,000	04/03/2017