

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

44 Kanooka Grove Clayton VIC 3168

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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

House

Suburb

Clayton

Period-from

01 Jul 2020

to

30 Jun 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

17 Prince Street Clayton VIC 3168	\$1,454,500	10-Apr-21
1459 North Road Clayton VIC 3168	\$1,500,000	26-Dec-20
1 Madeleine Road Clayton VIC 3168	\$1,450,000	08-May-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: 05 July 2021

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17 Prince Street Clayton VIC 3168

Sold Price

^{RS} **\$1,454,500**

Sold Date

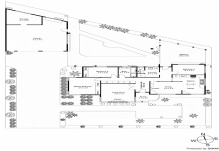
10-Apr-21

5

2

2

Distance

0.47km

1459 North Road Clayton VIC 3168

Sold Price

^{RS} **\$1,500,000**

Sold Date

26-Dec-20

4

1

2

Distance

0.82km

1 Madeleine Road Clayton VIC 3168

Sold Price

^{RS} **\$1,450,000**

Sold Date

08-May-21

3

1

4

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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