

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

11/61-63 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$698,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jul 2023

to

30 Jun 2024

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

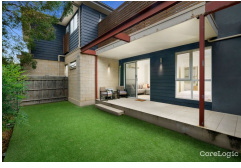
Date of sale

6/61-63 KANOOKA GROVE CLAYTON VIC 3168	\$386,000	17-Apr-24
4/8-10 BROWNS ROAD CLAYTON VIC 3168	\$480,000	25-Jan-24
405/20 LOMANDRA DRIVE CLAYTON SOUTH VIC 3169	\$460,000	06-Apr-24

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: 25 July 2024


**6/61-63 KANOOKA GROVE
CLAYTON VIC 3168**
 2
  1
  1

 Sold Price **\$386,000** Sold Date **17-Apr-24**

 Distance **0.02km**

**4/8-10 BROWNS ROAD CLAYTON
VIC 3168**
 2
  1
  2

 Sold Price **\$480,000** Sold Date **25-Jan-24**

 Distance **0.35km**

**405/20 LOMANDRA DRIVE
CLAYTON SOUTH VIC 3169**
 2
  1
  1

 Sold Price **\$460,000** Sold Date **06-Apr-24**

 Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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