

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	1B Koolena Close Clayton South, 3169
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Indicative selling price

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

Range between	\$0 &
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Median sale price

Median price	\$930,000	Property Type	TOWNHOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Dec-2023	to	30-Nov-2024	Source	core logic

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
1	10 BESWICK STREET CLAYTON SOUTH VIC 3169	\$1,020,000	12-Oct-2024
2	2/9 HADKINSON STREET CLAYTON SOUTH VIC 3169	\$1,153,000	09-Nov-2024
3	1/2 MALLAWA STREET CLAYTON SOUTH VIC 3169	\$1,302,000	21-Sep-2024

This statement of information was prepared on 21-Jan-2025 at 11:06:20 AM AEDT