

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

14/61-63 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,500

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2022

to

31 Aug 2023

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

6/22 WRIGHT STREET CLAYTON VIC 3168	\$381,000	29-Aug-23
12/2 GREENFIELD DRIVE CLAYTON VIC 3168	\$380,000	08-Jun-23
8/2 GREENFIELD DRIVE CLAYTON VIC 3168	\$396,000	31-May-23

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: 04 September 2023


**6/22 WRIGHT STREET CLAYTON
VIC 3168**

Sold Price

^{RS} **\$381,000** Sold Date **29-Aug-23**
 2  1  1

Distance **0.09km**

**12/2 GREENFIELD DRIVE CLAYTON
VIC 3168**

Sold Price

\$380,000 Sold Date **08-Jun-23**
 2  1  1

Distance **0.29km**

**8/2 GREENFIELD DRIVE CLAYTON
VIC 3168**

Sold Price

\$396,000 Sold Date **31-May-23**
 2  1  1

Distance **0.29km**
RS = Recent sale

UN = Undisclosed Sale

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