

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

1/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169

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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2023

to

31 Aug 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

1/1409 CENTRE ROAD CLAYTON VIC 3168	\$910,000	17-Aug-24
27 EVA STREET CLAYTON VIC 3168	\$865,000	11-Oct-22
2/13 JEANETTE STREET CLAYTON SOUTH VIC 3169	\$825,000	13-Sep-24

OR

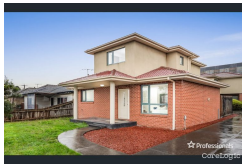
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 17 September 2024

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**1/1409 CENTRE ROAD CLAYTON
VIC 3168**

Sold Price

RS

\$910,000

Sold Date

17-Aug-24


3



3



2

Distance

0.53km

27 EVA STREET CLAYTON VIC 3168

Sold Price

\$865,000

Sold Date

11-Oct-22


4



2



2

Distance

1.1km

**2/13 JEANETTE STREET CLAYTON
SOUTH VIC 3169**

Sold Price

RS

\$825,000

Sold Date

13-Sep-24


3



2



-

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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