

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

2/46 KIONGA STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/458 HAUGHTON ROAD CLAYTON SOUTH VIC 3169	\$761,000	15-Feb-25
16 IONA STREET CLAYTON VIC 3168	\$750,000	23-Jan-25
2/29 MURDO ROAD CLAYTON VIC 3168	\$740,000	18-Feb-25

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: 22 April 2025



1/458 HAUGHTON ROAD CLAYTON SOUTH VIC 3169

Sold Price

\$761,000

Sold Date

15-Feb-25

3

1

-

Distance

0.62km



16 IONA STREET CLAYTON VIC 3168

Sold Price

^{RS} **\$750,000** ^{UN}

Sold Date

23-Jan-25

3

1

-

Distance

0.53km



2/29 MURDO ROAD CLAYTON VIC 3168

Sold Price

\$740,000

Sold Date

18-Feb-25

3

2

1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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