

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

15/61-63 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2024

to

31 Jan 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

3/8-10 BROWNS ROAD CLAYTON VIC 3168	\$469,000	12-Dec-24
11/61-63 KANOOKA GROVE CLAYTON VIC 3168	\$415,000	29-Sep-24
3/61-63 KANOOKA GROVE CLAYTON VIC 3168	\$450,000	21-Aug-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: 07 February 2025



**3/8-10 BROWNS ROAD CLAYTON
VIC 3168**

2 1 2

Sold Price

\$469,000

Sold Date

12-Dec-24

Distance

0.35km



**11/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

2 1 2

Sold Price

\$415,000

Sold Date

29-Sep-24

Distance

0km



**3/61-63 KANOOKA GROVE
CLAYTON VIC 3168**

2 1 2

Sold Price

\$450,000

Sold Date

21-Aug-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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