Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
6/61-63 KANOOKA GROVE CLAYTON VIC 3168						
	c.gov.a	u/underquotin	g (*D	elete single pric	e or range a	as applicable)
		or range between		\$420,000	&	\$460,000
Median sale price (*Delete house or unit as applicable)						
\$670,750	Property type			Unit	Suburb	Clayton
01 Apr 2023	to 31 Mar 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						
	pplicable) \$670,750 01 Apr 2023 sales (*Delete Aproperties sold with a properties wit	pplicable) \$670,750 Pro 01 Apr 2023 to sales (*Delete A or B e properties sold within two ent's representative considerations)	ce see consumer.vic.gov.au/underquotin or range betweer pplicable) \$670,750 Property type 01 Apr 2023 to 31 Mar 20 sales (*Delete A or B below as aperproperties sold within two kilometres of ent's representative considers to be most	ce see consumer.vic.gov.au/underquoting (*D or range between pplicable) \$670,750 Property type 01 Apr 2023 to 31 Mar 2024 sales (*Delete A or B below as application or properties sold within two kilometres of the pent's representative considers to be most compared to the properties and the properties sold within two kilometres of the pent's representative considers to be most compared to the properties and the properties and the properties are the properties are the properties and the properties are the properties ar	6/61-63 KANOOKA GROVE CLAYTON VIC 3168 ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$420,000 pplicable) \$670,750 Property type Unit 01 Apr 2023 to 31 Mar 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the property sold in the prope	6/61-63 KANOOKA GROVE CLAYTON VIC 3168 ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$420,000 & pplicable) \$670,750 Property type Unit Suburb 01 Apr 2023 to 31 Mar 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's representative considers to be most comparable to the property for sale in the last 6 ont's property for sale in the last 6 ont for the last 6 ont

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 April 2024



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