

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

3/106 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,500

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2022

to

28 Feb 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

2/1440 NORTH ROAD CLAYTON VIC 3168	827000	17-Sep-22
4/34-36 EVA STREET CLAYTON VIC 3168	810000	24-Sep-22
3/27 EVELYN STREET CLAYTON VIC 3168	836000	03-Dec-22

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: 06 March 2023



**2/1440 NORTH ROAD CLAYTON
VIC 3168**

Sold Price

827000

Sold Date **17-Sep-22**

3 2 2

Distance **1.42km**



**4/34-36 EVA STREET CLAYTON
VIC 3168**

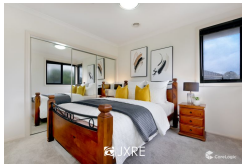
Sold Price

810000

Sold Date **24-Sep-22**

3 2 2

Distance **1.06km**



**3/27 EVELYN STREET CLAYTON
VIC 3168**

Sold Price

^{RS} **836000**

Sold Date **03-Dec-22**

3 2 2

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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