

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

2/4 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Nov 2023

to

31 Oct 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

2/58 SCOTSBURN AVENUE CLAYTON VIC 3168	\$722,500	09-Nov-24
2/24 BYRON STREET CLAYTON SOUTH VIC 3169	\$795,000	20-Nov-24
5/11 SECOND STREET CLAYTON SOUTH VIC 3169	\$730,000	21-Nov-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: 26 November 2024

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**2/58 SCOTSBURN AVENUE
CLAYTON VIC 3168**
 2
  1
  1

 Sold Price ^{RS} **\$722,500** ^{UN} Sold Date **09-Nov-24**

 Distance **1.14km**

**2/24 BYRON STREET CLAYTON
SOUTH VIC 3169**
 2
  2
  1

 Sold Price ^{RS} **\$795,000** Sold Date **20-Nov-24**

 Distance **0.58km**

**5/11 SECOND STREET CLAYTON
SOUTH VIC 3169**
 2
  2
  1

 Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **21-Nov-24**

 Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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