

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

1/27 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2023

to

31 Jan 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

1/64 KIONGA STREET CLAYTON VIC 3168	\$740,000	09-Dec-23
1/46 EVELYN STREET CLAYTON VIC 3168	\$860,000	03-Sep-23
1/44 EVELYN STREET CLAYTON VIC 3168	\$820,000	02-Jan-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: 15 February 2024

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**1/64 KIONGA STREET CLAYTON
VIC 3168**

3 1 1

Sold Price

\$740,000

 Sold Date **09-Dec-23**

 Distance **0.33km**

**1/46 EVELYN STREET CLAYTON
VIC 3168**

3 2 1

Sold Price

\$860,000

 Sold Date **03-Sep-23**

 Distance **0.4km**

**1/44 EVELYN STREET CLAYTON
VIC 3168**

3 2 2

Sold Price

^{RS} **\$820,000** ^{UN}

 Sold Date **02-Jan-24**

 Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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