

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

2/79 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,000

Property type

Unit

Suburb

Clayton

Period-from

01 Dec 2021

to

30 Nov 2022

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

22/163 CARINISH ROAD CLAYTON VIC 3168	\$650,500	26-Nov-22
2/78 SCOTSBURN AVENUE CLAYTON VIC 3168	\$728,000	12-Nov-22
2/10 PARKER STREET CLAYTON VIC 3168	\$738,500	20-Aug-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.~~

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**22/163 CARINISH ROAD CLAYTON
VIC 3168**

Sold Price

^{RS} **\$650,500** Sold Date **26-Nov-22**

3 1 1

Distance **0.82km**



**2/78 SCOTSBURN AVENUE
CLAYTON VIC 3168**

Sold Price

^{RS} **\$728,000** Sold Date **12-Nov-22**

3 1 1

Distance **1.91km**



**2/10 PARKER STREET CLAYTON
VIC 3168**

Sold Price

\$738,500 Sold Date **20-Aug-22**

3 1 1

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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