

## 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

1/32 Kionga Street, Clayton Vic 3168

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$790,000

#### Median sale price

Median price

\$603,000

Unit

X

Suburb

Clayton

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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 |
|--------------------------------|-----------|--------------|
| 2/14 Madeleine Rd CLAYTON 3168 | \$795,000 | 25/02/2017   |
| 2/10 Atlantic St CLAYTON 3168  | \$750,000 | 02/06/2017   |
| 4/20 Burton Av CLAYTON 3168    | \$747,000 | 06/05/2017   |