

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

1/81 Kionga Street, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$715,000

Median sale price

Median price \$695,500

Property Type Unit

Suburb Clayton

Period - From 01/07/2019

to 30/09/2019

Source REIV

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 six 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	1/46 Jaguar Dr CLAYTON 3168	\$710,000	04/09/2019
2	2/20 Black St OAKLEIGH EAST 3166	\$666,000	21/09/2019
3	1/46 Kionga St CLAYTON 3168	\$637,000	28/09/2019

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 six months.~~

This Statement of Information was prepared on:

06/12/2019 11:06



3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

September quarter 2019: \$695,500

Comparable Properties



1/46 Jaguar Dr CLAYTON 3168 (REI)

Agent Comments

3 1 1

Price: \$710,000

Method: Private Sale

Date: 04/09/2019

Property Type: Unit



2/20 Black St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

3 1 1

Price: \$666,000

Method: Auction Sale

Date: 21/09/2019

Property Type: Townhouse (Res)



1/46 Kionga St CLAYTON 3168 (REI)

Agent Comments

3 1 1

Price: \$637,000

Method: Auction Sale

Date: 28/09/2019

Rooms: 4

Property Type: Unit

Land Size: 320 sqm approx