

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1B Koolena Close Clayton South, 3169
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### Indicative selling price

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

Range between	\$1,200,000 & \$1,320,000
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### Median sale price

Median price	\$930,000	Property Type	TOWNHOUSE	Suburb	CLAYTON SOUTH
Period - From	01-Dec-2023	to	30-Nov-2024	Source	core logic

### Comparable property sales

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	2/9 HADKINSON STREET CLAYTON SOUTH VIC 3169	\$1,153,000	09-Nov-2024
2	1/2 MALLAWA STREET CLAYTON SOUTH VIC 3169	\$1,302,000	21-Sep-2024
3	10 BESWICK STREET CLAYTON SOUTH VIC 3169	\$1,020,000	12-Oct-2024

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