

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

2/33 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

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,250

Property type

Unit

Suburb

Clayton

Period-from

01 May 2020

to

30 Apr 2021

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

3/111 Moriah Street Clayton VIC 3168	\$782,000	24-Apr-21
5/7 Renver Road Clayton VIC 3168	\$790,000	08-May-21
98 Clayton Road Clayton VIC 3168	\$810,000	04-May-21

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: 26 May 2021



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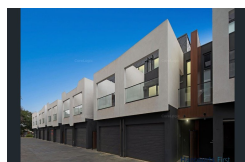
3/111 Moriah Street Clayton VIC 3168

Sold Price

^{RS} **\$782,000** Sold Date **24-Apr-21**

4 2 1

Distance **0.21km**



5/7 Renver Road Clayton VIC 3168

Sold Price

^{RS} **\$790,000** Sold Date **08-May-21**

4 2 2

Distance **1.36km**



98 Clayton Road Clayton VIC 3168

Sold Price

^{RS} **\$810,000** Sold Date **04-May-21**

4 2 2

Distance **2.14km**

RS = Recent sale

UN = Undisclosed Sale

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