

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

1/71 KANOOKA GROVE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$671,500

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/118 KANOOKA GROVE CLAYTON VIC 3168	\$888,888	17-Feb-24
1/23 SARTON ROAD CLAYTON VIC 3168	\$850,000	09-Dec-23
1/10 ROYALTY STREET CLAYTON VIC 3168	\$795,000	29-Dec-23

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: 23 February 2024

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**1/118 KANOOKA GROVE CLAYTON
VIC 3168**

Sold Price

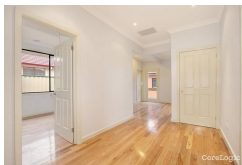
^{RS} **\$888,888** Sold Date **17-Feb-24**
 4  1  -

 Distance **0.32km**

**1/23 SARTON ROAD CLAYTON VIC
3168**

Sold Price

^{RS} **\$850,000** Sold Date **09-Dec-23**
 5  2  4

 Distance **1.71km**

**1/10 ROYALTY STREET CLAYTON
VIC 3168**

Sold Price

^{RS} **\$795,000** Sold Date **29-Dec-23**
 4  2  1

 Distance **0.81km**
RS = Recent sale

UN = Undisclosed Sale

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