

## 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

60 Koonawarra 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,066,000

Property type

House

Suburb

Clayton

Period-from

01 Apr 2020

to

31 Mar 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 46 Glenbrook Avenue Clayton VIC 3168 | \$1,288,888 | 17-Jan-21 |
| 79 Kanooka Grove Clayton VIC 3168    | \$1,200,000 | 21-Nov-20 |
| 2 Renver Road Clayton VIC 3168       | \$1,248,000 | 13-Mar-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.~~

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**46 Glenbrook Avenue Clayton VIC 3168** Sold Price <sup>RS</sup> **\$1,288,888** Sold Date **17-Jan-21**

3 1 4

Distance **0.15km**



**79 Kanooka Grove Clayton VIC 3168** Sold Price **\$1,200,000** Sold Date **21-Nov-20**

3 1 2

Distance **1.4km**



**2 Renver Road Clayton VIC 3168** Sold Price <sup>RS</sup> **\$1,248,000** Sold Date **13-Mar-21**

3 1 1

Distance **1.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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