

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

15/61-63 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Clayton

Period-from

01 Apr 2024

to

31 Mar 2025

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

3/8-10 BROWNS ROAD CLAYTON VIC 3168	\$469,000	12-Dec-24
208/11 RENVER ROAD CLAYTON VIC 3168	\$455,000	21-Jan-25
1/265 CLAYTON ROAD CLAYTON VIC 3168	\$486,000	28-Mar-25

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: 10 April 2025



**3/8-10 BROWNS ROAD CLAYTON
VIC 3168**

Sold Price

\$469,000

Sold Date

12-Dec-24

2

1

2

Distance

0.35km



**208/11 RENVER ROAD CLAYTON
VIC 3168**

Sold Price

\$455,000

Sold Date

21-Jan-25

2

1

1

Distance

1.61km



**1/265 CLAYTON ROAD CLAYTON
VIC 3168**

Sold Price

^{RS} **\$486,000**

Sold Date

28-Mar-25

2

1

2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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