

## 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

1/10 JAGUAR DRIVE 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

\$780,000

&

\$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

1/46 EVELYN STREET CLAYTON VIC 3168	\$860,000	03-Sep-23
1/54 EVELYN STREET CLAYTON VIC 3168	\$890,100	29-Aug-23
1/98 KANOOKA GROVE CLAYTON VIC 3168	\$943,000	28-Jan-24

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: 09 February 2024



**1/46 EVELYN STREET CLAYTON  
VIC 3168**

3 2 1

Sold Price

**\$860,000**

Sold Date **03-Sep-23**

Distance

**0.3km**



**1/54 EVELYN STREET CLAYTON  
VIC 3168**

4 2 1

Sold Price

**\$890,100**

Sold Date **29-Aug-23**

Distance

**0.23km**



**1/98 KANOOKA GROVE CLAYTON  
VIC 3168**

3 2 1

Sold Price

<sup>RS</sup> **\$943,000**

Sold Date **28-Jan-24**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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