

## 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

1/118 KANOOKA GROVE 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

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,500

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/10 KIONGA STREET CLAYTON VIC 3168	\$840,000	09-Dec-23
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.~~

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**3/10 KIONGA STREET CLAYTON  
VIC 3168**

Sold Price

<sup>RS</sup> **\$840,000**

 Sold Date **09-Dec-23**
 4  2  2

 Distance **0.61km**

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

Sold Price

<sup>RS</sup> **\$850,000**

 Sold Date **09-Dec-23**
 5  2  4

 Distance **1.82km**

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

Sold Price

<sup>RS</sup> **\$795,000**

 Sold Date **29-Dec-23**
 4  2  1

 Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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