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	106/27-29 Koonawarra Street, Clayton Vic 3168
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$480,000	&	\$520,000
Range between	\$480,000	&	\$520,000

Median sale price

Median price	\$580,000	Pro	perty Type	Jnit		Suburb	Clayton
Period - From	26/05/2024	to	25/05/2025	s	ource	Property	v Data

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		Price	Date of sale
1	203/416 Ferntree Gully Rd NOTTING HILL 3168	\$520,000	17/02/2025
2	314/2 Connam Av CLAYTON 3168	\$502,000	01/02/2025
3	25/24 Burton Av CLAYTON 3168	\$490,000	13/01/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/05/2025 13:58











Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$480,000 - \$520,000 **Median Unit Price** 26/05/2024 - 25/05/2025: \$580,000

Comparable Properties

203/416 Ferntree Gully Rd NOTTING HILL 3168 (VG)







Agent Comments

Price: \$520,000 Method: Sale Date: 17/02/2025

Property Type: Strata Unit/Flat

314/2 Connam Av CLAYTON 3168 (VG)





Agent Comments

Price: \$502,000 Method: Sale Date: 01/02/2025

Property Type: Strata Unit/Flat

25/24 Burton Av CLAYTON 3168 (VG)







Agent Comments

Price: \$490,000 Method: Sale Date: 13/01/2025

Property Type: Strata Unit/Flat

Account - Barry Plant | P: 03 9803 0400





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