

## 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

2/106 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Clayton

Period-from

01 May 2023

to

30 Apr 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

1/12 ATLANTIC STREET CLAYTON VIC 3168	\$838,000	20-Apr-24
3/15 PANORAMA STREET CLAYTON VIC 3168	\$770,000	27-Apr-24
2/1331-1333 CENTRE ROAD CLAYTON VIC 3168	\$770,000	08-Feb-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: 31 May 2024

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**1/12 ATLANTIC STREET CLAYTON  
VIC 3168**
 3  3  1

Sold Price

<sup>RS</sup> **\$838,000** <sup>UN</sup>

 Sold Date **20-Apr-24**

 Distance **0.86km**

**3/15 PANORAMA STREET  
CLAYTON VIC 3168**
 3  2  2

Sold Price

<sup>RS</sup> **\$770,000**

 Sold Date **27-Apr-24**

 Distance **0.75km**

**2/1331-1333 CENTRE ROAD  
CLAYTON VIC 3168**
 3  1  1

Sold Price

**\$770,000**

 Sold Date **08-Feb-24**

 Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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