

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

2/111 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jun 2023

to

31 May 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

2/139 MORIAH STREET CLAYTON VIC 3168	\$692,000	18-Feb-24
3/78 JAGUAR DRIVE CLAYTON VIC 3168	\$742,000	13-Apr-24
2/39 MARSHALL AVENUE CLAYTON VIC 3168	\$740,000	18-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: 04 June 2024



**2/139 MORIAH STREET CLAYTON
VIC 3168**

Sold Price

\$692,000

Sold Date

18-Feb-24

 3  1  1

Distance

0.44km



**3/78 JAGUAR DRIVE CLAYTON VIC
3168**

Sold Price

\$742,000

Sold Date

13-Apr-24

 3  1  -

Distance

0.68km



**2/39 MARSHALL AVENUE
CLAYTON VIC 3168**

Sold Price

\$740,000

Sold Date

18-Jan-24

 3  1  1

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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