

## 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

2/118 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

\$670,750

Property type

Unit

Suburb

Clayton

Period-from

01 Mar 2023

to

29 Feb 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

1/118 KANOOKA GROVE CLAYTON VIC 3168	\$888,888	17-Feb-24
2/21 ORMOND ROAD CLAYTON VIC 3168	\$830,000	14-Nov-23
1/44 EVELYN STREET CLAYTON VIC 3168	\$820,000	19-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.~~

This Statement of Information was prepared on: 22 March 2024

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**1/118 KANOOKA GROVE CLAYTON  
VIC 3168**

Sold Price

**\$888,888**

Sold Date

**17-Feb-24**
 4
  1
  1

Distance

**0.02km**

**2/21 ORMOND ROAD CLAYTON  
VIC 3168**

Sold Price

**\$830,000**

Sold Date

**14-Nov-23**
 3
  1
  1

Distance

**1.29km**

**1/44 EVELYN STREET CLAYTON  
VIC 3168**

Sold Price

**\$820,000**

Sold Date

**19-Dec-23**
 3
  2
  2

Distance

**0.75km**

RS = Recent sale

UN = Undisclosed Sale

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