

## 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

2/25 JAGUAR DRIVE 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

\$850,000

&

\$930,000

### 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

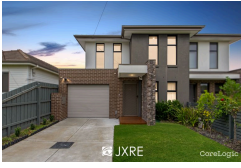
Date of sale

2/122 KANOOKA GROVE CLAYTON VIC 3168	\$950,000	09-Mar-24
1/98 KANOOKA GROVE CLAYTON VIC 3168	\$943,000	28-Jan-24
3/10 KIONGA STREET CLAYTON VIC 3168	\$840,000	09-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: 12 March 2024



2/122 KANOOKA GROVE CLAYTON Sold Price  
VIC 3168

<sup>RS</sup> \$950,000 Sold Date 09-Mar-24

 4  3  1

Distance 0.58km



1/98 KANOOKA GROVE CLAYTON Sold Price  
VIC 3168

<sup>RS</sup> \$943,000 Sold Date 28-Jan-24

 3  2  1

Distance 0.53km



3/10 KIONGA STREET CLAYTON Sold Price  
VIC 3168

\$840,000 Sold Date 09-Dec-23

 4  2  2

Distance 0.17km

RS = Recent sale

UN = Undisclosed Sale

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