

## 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

2/29 KIONGA STREET 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

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Unit

Suburb

Clayton

Period-from

01 Sep 2022

to

31 Aug 2023

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

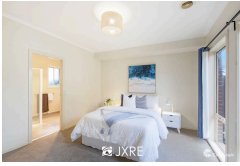
Date of sale

2/100 MORIAH STREET CLAYTON VIC 3168	\$900,000	24-Jun-23
1/70 MORIAH STREET CLAYTON VIC 3168	\$866,000	22-Apr-23
2/3 BELMONT AVENUE CLAYTON VIC 3168	\$1,011,000	29-Jul-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: 18 September 2023



**2/100 MORIAH STREET CLAYTON  
VIC 3168**

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**24-Jun-23**

3 2 2

Distance

**0.1km**



**1/70 MORIAH STREET CLAYTON  
VIC 3168**

Sold Price

**\$866,000**

Sold Date

**22-Apr-23**

3 2 2

Distance

**0.16km**



**2/3 BELMONT AVENUE CLAYTON  
VIC 3168**

Sold Price

**\$1,011,000**

Sold Date

**29-Jul-23**

3 2 1

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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