

## 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 LILLIAN 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,500

Property type

Unit

Suburb

Clayton

Period-from

01 Feb 2023

to

31 Jan 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

6/108 KANOOKA GROVE CLAYTON VIC 3168	\$845,000	10-Feb-24
3/10 KIONGA STREET CLAYTON VIC 3168	\$840,000	09-Dec-23
1/8 BEVAN AVENUE CLAYTON SOUTH VIC 3169	\$855,000	18-Oct-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: 21 February 2024



**6/108 KANOOKA GROVE  
CLAYTON VIC 3168**

4 3 1

Sold Price

<sup>RS</sup>

**\$845,000**

Sold Date

**10-Feb-24**

Distance

**0.8km**



**3/10 KIONGA STREET CLAYTON  
VIC 3168**

4 2 2

Sold Price

**\$840,000**

Sold Date

**09-Dec-23**

Distance

**1.16km**



**1/8 BEVAN AVENUE CLAYTON  
SOUTH VIC 3169**

4 3 2

Sold Price

**\$855,000**

Sold Date

**18-Oct-23**

Distance

**1.64km**

RS = Recent sale

UN = Undisclosed Sale

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