

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

3/26 CLAREVALE STREET CLAYTON SOUTH VIC 3169

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$923,000

Property type

Other

Suburb

Clayton South

Period-from

01 Apr 2023

to

31 Mar 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

1/35 TENNYSON AVENUE CLAYTON SOUTH VIC 3169	\$892,000	02-Mar-24
6/108 KANOOKA GROVE CLAYTON VIC 3168	\$845,000	10-Feb-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: 23 April 2024



**1/35 TENNYSON AVENUE
CLAYTON SOUTH VIC 3169**

4 2 1

Sold Price ^{RS} **\$892,000** Sold Date **02-Mar-24**

Distance **0.69km**



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

4 3 2

Sold Price ^{RS} **\$845,000** Sold Date **10-Feb-24**

Distance **1.03km**



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

4 2 2

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

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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