

## 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

45C PRINCE CHARLES 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

\$880,000

&

\$920,000

### 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

3/42 EDINBURGH STREET CLAYTON VIC 3168	\$965,000	17-Sep-23
6/108 KANOOKA GROVE CLAYTON VIC 3168	\$845,000	10-Feb-24
1/98 KANOOKA GROVE CLAYTON VIC 3168	\$943,000	28-Jan-24

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: 14 February 2024


**3/42 EDINBURGH STREET  
 CLAYTON VIC 3168**
 4   
  3   
  2

Sold Price

<sup>RS</sup> **\$965,000**

Sold Date

**17-Sep-23**

Distance

**0.98km**

**6/108 KANOOKA GROVE  
 CLAYTON VIC 3168**
 4   
  3   
  1

Sold Price

<sup>RS</sup> **\$845,000**

Sold Date

**10-Feb-24**

Distance

**1.02km**

**1/98 KANOOKA GROVE CLAYTON  
 VIC 3168**
 3   
  2   
  1

Sold Price

<sup>RS</sup> **\$943,000**

Sold Date

**28-Jan-24**

Distance

**1.04km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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