

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 68 Kionga Street, Clayton Vic 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,295,750 Property Type House Suburb Clayton

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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	46 Prince Charles St CLAYTON 3168	\$1,263,000	24/02/2024
2	16 Irwin St CLAYTON 3168	\$1,230,000	03/03/2024
3	10 Prince Charles St CLAYTON 3168	\$1,200,000	27/01/2024

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 six months.~~

This Statement of Information was prepared on: 12/03/2024 10:59



 2  1  1

Property Type: House (Res)

Land Size: 791 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

December quarter 2023: \$1,295,750

Comparable Properties



46 Prince Charles St CLAYTON 3168 (REI)

Agent Comments

 3  1  1

Price: \$1,263,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 719 sqm approx



16 Irwin St CLAYTON 3168 (REI)

Agent Comments

 3  2  1

Price: \$1,230,000

Method: Sold After Auction

Date: 03/03/2024

Property Type: House (Res)

Land Size: 694 sqm approx



10 Prince Charles St CLAYTON 3168 (REI)

Agent Comments

 3  2  2

Price: \$1,200,000

Method: Auction Sale

Date: 27/01/2024

Property Type: House (Res)

Land Size: 719 sqm approx