

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,220,000

Property type

House

Suburb

Clayton

Period-from

01 Nov 2022

to

31 Oct 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

3 ADALEIGH COURT CLAYTON VIC 3168	\$1,228,000	07-Oct-23
78 KANOOKA GROVE CLAYTON VIC 3168	\$1,430,000	11-May-23
2 BANKSIA STREET CLAYTON VIC 3168	\$1,208,000	21-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: 06 November 2023



**3 ADALEIGH COURT CLAYTON VIC 3168** Sold Price <sup>RS</sup> **\$1,228,000** Sold Date **07-Oct-23**  
 Distance **0.67km**  
 3 Beds 1 Bath 1 Car



**78 KANOOKA GROVE CLAYTON VIC 3168** Sold Price **\$1,430,000** Sold Date **11-May-23**  
 Distance **0.66km**  
 3 Beds 1 Bath 2 Car



**2 BANKSIA STREET CLAYTON VIC 3168** Sold Price <sup>RS</sup> **\$1,208,000** Sold Date **21-Oct-23**  
 Distance **1.84km**  
 3 Beds 1 Bath 1 Car

RS = Recent sale      UN = Undisclosed Sale

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