

## 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

3/60 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

or range  
between

\$1,300,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,000

Property type

Unit

Suburb

Clayton

Period-from

01 Nov 2023

to

31 Oct 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

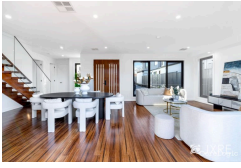
2/9 HADKINSON STREET CLAYTON SOUTH VIC 3169	\$1,153,000	09-Nov-24
1/2 MALLAWA STREET CLAYTON SOUTH VIC 3169	\$1,302,000	21-Sep-24
2/364 HAUGHTON ROAD CLAYTON VIC 3168	\$1,080,000	26-Oct-24

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: 11 November 2024

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**2/9 HADKINSON STREET  
CLAYTON SOUTH VIC 3169**

4 3 -

Sold Price <sup>RS</sup> **\$1,153,000** Sold Date **09-Nov-24**

Distance **0.77km**

**1/2 MALLAWA STREET CLAYTON  
SOUTH VIC 3169**

4 3 2

Sold Price <sup>RS</sup> **\$1,302,000** Sold Date **21-Sep-24**

Distance **0.94km**

**2/364 HAUGHTON ROAD  
CLAYTON VIC 3168**

4 2 1

Sold Price <sup>RS</sup> **\$1,080,000** Sold Date **26-Oct-24**

Distance **1.28km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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