

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

2/22 KNIGHT 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

\$875,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Clayton South

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









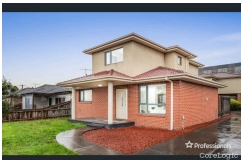



Date of sale

1/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169	\$922,500	12-Oct-24
3/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169	\$890,000	18-Oct-24
1/1409 CENTRE ROAD CLAYTON VIC 3168	\$910,000	17-Aug-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: 19 November 2024

	1/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169	Sold Price	^{RS} \$922,500	Sold Date	12-Oct-24
	 3  3  -			Distance	0.24km
	3/4 KIMBARRA STREET CLAYTON SOUTH VIC 3169	Sold Price	^{RS} \$890,000	Sold Date	18-Oct-24
	 3  2  2			Distance	0.26km
	1/1409 CENTRE ROAD CLAYTON VIC 3168	Sold Price	\$910,000	Sold Date	17-Aug-24
	 3  3  2			Distance	0.56km

RS = Recent sale UN = Undisclosed Sale

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