

Grace Liu

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

2/68 Kanooka Grove Clayton VIC 3168

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000













## Median Sale Price

\$553,000 Units in Clayton between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>2/5 Rose Street Clayton VIC 3168</b>	Sold Price	<b>\$595,000</b>	Sold Date	<b>27-Oct-18</b>
	 2  1  1			Distance	<b>0.32km</b>
	<b>2/5 Thompson Street Clayton VIC 3168</b>	Sold Price	<b>\$630,000</b>	Sold Date	<b>05-Sep-18</b>
	 2  1  1			Distance	<b>1.23km</b>
	<b>1/25 Lerina Street Oakleigh East VIC 3166</b>	Sold Price	<b>\$670,000</b>	Sold Date	<b>15-Dec-18</b>
	 2  1  1			Distance	<b>1.54km</b>

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