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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

64 Kanooka Grove Clayton VIC 3168

 5  2  1

## Indicative Selling Price

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

Single Price \$1,600,000

## Median Sale Price

\$1,100,000 Houses in Clayton between 01 Nov 2017 - 31 Oct 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.




**12 Donald Street Clayton VIC 3168** Sold Price **\$1,415,000** Sold Date **20-Aug-18**  
 2  2  2 Distance **0.29km**



**9 Myriong Street Clayton VIC 3168** Sold Price **\$1,450,000** Sold Date **01-Sep-18**  
 3  1  1 Distance **0.89km**



**56 Prince Charles Street Clayton VIC 3168** Sold Price **\$1,350,000** Sold Date **22-May-18**  
 2  1  2 Distance **1.11km**

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