

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

1/11 MOORE AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2023

to

29 Feb 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

505 CLAYTON ROAD CLAYTON SOUTH VIC 3169	\$730,888	02-Dec-23
3/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$710,000	04-Nov-23
2/458 HAUGHTON ROAD CLAYTON SOUTH VIC 3169	\$743,500	02-Dec-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: 27 March 2024



**505 CLAYTON ROAD CLAYTON
SOUTH VIC 3169**

 2  1  1

Sold Price

\$730,888

Sold Date **02-Dec-23**

Distance **1.59km**



**3/35 WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**

 3  1  1

Sold Price

\$710,000

Sold Date **04-Nov-23**

Distance **0.36km**



**2/458 HAUGHTON ROAD
CLAYTON SOUTH VIC 3169**

 2  2  2

Sold Price

\$743,500

Sold Date **02-Dec-23**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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