

# 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

1/98 Moriah 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)

Range between \$680,000 & \$730,000

### Median sale price

Median price \$745,000 Property Type Unit Suburb Clayton

Period - From 01/07/2022 to 30/06/2023 Source REIV

### 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 six 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	1/139 Moriah St CLAYTON 3168	\$750,000	28/03/2023
2	3/18 Manoon Rd CLAYTON SOUTH 3169	\$705,000	24/06/2023
3	1/58 Scotsburn Av CLAYTON 3168	\$700,000	27/05/2023

**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 six months.~~

This Statement of Information was prepared on:

07/09/2023 17:52



**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$680,000 - \$730,000

**Median Unit Price**

Year ending June 2023: \$745,000

## Comparable Properties

1/139 Moriah St CLAYTON 3168 (VG)

Agent Comments



**Price:** \$750,000

**Method:** Sale

**Date:** 28/03/2023

**Property Type:** Flat/Unit/Apartment (Res)



3/18 Manoon Rd CLAYTON SOUTH 3169  
(REI/VG)

Agent Comments



**Price:** \$705,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** Unit

**Land Size:** 284 sqm approx



1/58 Scotsburn Av CLAYTON 3168 (REI/VG)

Agent Comments



**Price:** \$700,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** Unit

**Land Size:** 315 sqm approx

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