

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

Unit 3/ 8 Moore Ave, Clayton South, VIC 3169
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$ 889,000

or range between

&

Median sale price

Median price

\$ 771,000

Property type

House

Suburb

Clayton South

Period - From

27 Feb 2019

to

27 Feb 2020

Source

Realestate.com.au

Comparable property sales

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
50 Glenelg Drive, Clayton South, VIC 3169	\$ 845,000	26 Mar 2020
13 Alward Avenue, Clayton South, VIC 3169	\$ 820,888	26 Mar 2020
1270 Centre Road, Clayton South, VIC 3169	\$ 780,000	21 Mar 2020

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: 8 April 2020