

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

2/119 Moriah Street Clayton VIC 3168

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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Clayton

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/36 Edinburgh Street Clayton VIC 3168	\$705,000	09-Oct-21
11/47-51 Evelyn Street Clayton VIC 3168	\$682,000	24-Apr-21
3 Brushbox Court Clayton VIC 3168	\$683,888	10-Apr-21

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.~~

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1/36 Edinburgh Street Clayton VIC 3168

Sold Price

\$705,000

Sold Date

09-Oct-21

2 2 1

Distance

1.8km



11/47-51 Evelyn Street Clayton VIC 3168

Sold Price

\$682,000

Sold Date

24-Apr-21

2 2 1

Distance

0.62km



3 Brushbox Court Clayton VIC 3168

Sold Price

\$683,888

Sold Date

10-Apr-21

3 1 2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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