

## 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

3/10 MOORE AVENUE CLAYTON SOUTH VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Sep 2023

to

31 Aug 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

2/13 OAKES AVENUE CLAYTON SOUTH VIC 3169	467000	13-Apr-24
2/7 BURNS AVENUE CLAYTON SOUTH VIC 3169	452000	22-May-24
3/11 BURNS AVENUE CLAYTON SOUTH VIC 3169	410000	02-Aug-24

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: 18 September 2024

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### 2/13 OAKES AVENUE CLAYTON SOUTH VIC 3169

 2
  1
  1

Sold Price **467000** Sold Date **13-Apr-24**

Distance -



### 2/7 BURNS AVENUE CLAYTON SOUTH VIC 3169

 2
  1
  -

Sold Price **452000** Sold Date **22-May-24**

Distance -



### 3/11 BURNS AVENUE CLAYTON SOUTH VIC 3169

 2
  1
  -

Sold Price **410000** Sold Date **02-Aug-24**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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