

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**1/12 Moore Avenue,  
CLAYTON SOUTH 3169**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$445,000 - \$475,000**

### Median sale price

Median for **CLAYTON SOUTH** for period **Sep 2019 - Sep 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$450,000**

### Comparable property sales

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 the most comparable to the property for sale.

**2/62 Bevan Avenue,  
CLAYTON SOUTH 3169**

**Price \$450,000** Sold 08  
April 2019

**4/13 Burns Avenue,  
CLAYTON SOUTH 3169**

**Price \$478,000** Sold 13 July  
2019

**3/39 Rayhur Street,  
CLAYTON SOUTH 3169**

**Price \$430,000** Sold 22 June  
2019

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

**AREA SPECIALIST**  
2 beds 1 baths 1 parking

#### Area Specialist Casey

Shop 8/28-32 Gloucester Ave,  
Berwick VIC 3806

#### Contact agents



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**AREA SPECIALIST**