

## 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

21 Moore Avenue Clayton South VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$765,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/27 Burns Avenue Clayton South VIC 3169	\$780,000	28-Jul-19
1/39 Wordsworth Avenue Clayton South VIC 3169	\$808,000	09-Sep-19
1/48 Bevan Avenue Clayton South VIC 3169	\$765,000	05-Dec-20

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: 14 December 2020



**2/27 Burns Avenue Clayton South VIC 3169**

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Sold Price **\$780,000** Sold Date **28-Jul-19**

Distance **0.1km**



**1/39 Wordsworth Avenue Clayton South VIC 3169**

4 3 2

Sold Price **\$808,000** Sold Date **09-Sep-19**

Distance **0.31km**



**1/48 Bevan Avenue Clayton South VIC 3169**

4 3 2

Sold Price <sup>RS</sup> **\$765,000** Sold Date **05-Dec-20**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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