

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

2/11 MOORE AVENUE CLAYTON SOUTH VIC 3169

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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/32 BURNS AVENUE CLAYTON SOUTH VIC 3169	\$898,000	22-Feb-25
77 ROSEBANK AVENUE CLAYTON SOUTH VIC 3169	\$888,000	05-Apr-25
19B AONACH STREET CLAYTON SOUTH VIC 3169	\$902,000	11-Mar-25

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: 07 April 2025



1/32 BURNS AVENUE CLAYTON SOUTH VIC 3169

3 2 1

Sold Price

^{RS}

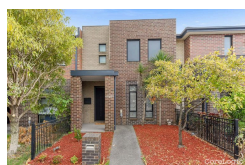
\$898,000

Sold Date

22-Feb-25

Distance

0.17km



77 ROSEBANK AVENUE CLAYTON SOUTH VIC 3169

3 2 2

Sold Price

^{RS}

\$888,000

Sold Date

05-Apr-25

Distance

0.26km



19B AONACH STREET CLAYTON SOUTH VIC 3169

3 3 2

Sold Price

^{RS}

\$902,000

Sold Date

11-Mar-25

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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