

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 1/85 Moriah Street, Clayton, VIC 3168

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,050,000 & \$1,155,000

Median sale price

Median price \$1,058,000 Property Type House Suburb Clayton (3168)

Period - From 01/04/2021 to 31/03/2021 Source CoreLogic

Comparable property sales

A 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
17B HELENA STREET, CLAYTON SOUTH VIC 3169	\$1,070,000	28/01/2021
2/33 DALLAS AVENUE, HUGHESDALE VIC 3166	\$1,223,000	17/04/2021
2/96 BRUCE STREET, MOUNT WAVERLEY VIC 3149	\$1,150,000	05/03/2021

This Statement of Information was prepared on: 03/05/2021