

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**2/3 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 \$420,000 - \$450,000**

### Median sale price

Median **Unit** for **CLAYTON SOUTH** for period **Sep 2018 - Sep 2019**

Sourced from **REIV**.

**\$430,500**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**5/7 Roberts Av,**  
Mulgrave 3170

Price **\$435,000** Sold 11 May  
2019

**3/39 Rayhur St,**  
Clayton South 3169

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

**2/42 First St,**  
Clayton South 3169

Price **\$400,000** Sold 04  
March 2019

This Statement of Information was prepared on 10th Oct 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 REIV.

Unit  
2 beds 1 baths

### Ray White Clayton

304 Clayton Road,  
Clayton VIC 3168

### Contact agents



**Lee Botsios**  
Ray White

(03) 8290 0270  
0438 533 066

[lee.botsios@raywhite.com](mailto:lee.botsios@raywhite.com)



**Anson Tsang**  
Ray White

0402 758 741

[anson.tsang@raywhite.com](mailto:anson.tsang@raywhite.com)

