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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

1/121 Moriah Street Clayton VIC 3168

 3  2  1

## Indicative Selling Price

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

Range between \$550,000 & \$600,000













## Median Sale Price

\$1,058,888 Houses in Clayton between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>1/134 Moriah Street Clayton VIC 3168</b>	Sold Price	<sup>RS</sup> <b>\$560,000</b>	Sold Date	<b>23-Feb-19</b>
	 2  2  1			Distance	<b>0.12km</b>
	<b>1/71 Moriah Street Clayton VIC 3168</b>	Sold Price	<b>\$691,000</b>	Sold Date	<b>23-Jun-18</b>
	 3  1  2			Distance	<b>0.43km</b>
	<b>2/68 Kanooka Grove Clayton VIC 3168</b>	Sold Price	<sup>RS</sup> <b>\$665,000</b>	Sold Date	<b>18-Feb-19</b>
	 2  1  2			Distance	<b>0.58km</b>

RS = Recent sale

UN = Undisclosed Sale

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