

#### Property offered for sale

Address: 2 Second Street Clayton South

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Single price: \$920,000

#### Median sale price

Median price: \$920,000 House Suburb: Clayton South  
Period - From: 31/03/2017 to 30/06/2017 Source: PDOL

#### Comparable property sales

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.



**48 Mcmillan St**  
**CLAYTON SOUTH**  
Sold by Auction \$962,000  
Date Sold Jul 2017  
Land 723 SqM

4 2 4



**1448 Centre Rd**  
**CLAYTON SOUTH**

Presenting an outstanding opportunity in a highly sought-after location, this substantial parcel of land (700m2 approx), with very

Sold by Auction \$970,000  
Date Sold Jun 2017  
Land 699 SqM

3 1 2



**8 Frank Av**  
**CLAYTON SOUTH**

An array of rewarding approaches including redevelopment or replacement (STCA) can be taken towards this original 3

Sold by Auction \$920,000  
Date Sold May 2017  
Land 600 SqM

3 2 2