

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

2/5 Manoon Road 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Clayton South

Period-from

01 May 2019

to

30 Apr 2020

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

2/9 Nardoo Court Clarinda VIC 3169	\$840,000	23-Dec-19
3/34 Valley Street Oakleigh South VIC 3167	\$820,200	22-Feb-20
1/72 Browns Road Clayton VIC 3168	\$780,000	18-Feb-20

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: 27 May 2020



Lisa Tsang

M 0430 228 669

E lisatsang@jxre.com.au



2/9 Nardoo Court Clarinda VIC 3169

3 2 1

Sold Price

\$840,000

Sold Date **23-Dec-19**

Distance **0.45km**



3/34 Valley Street Oakleigh South VIC 3167

3 2 2

Sold Price

\$820,200

Sold Date **22-Feb-20**

Distance **1.27km**



1/72 Browns Road Clayton VIC 3168

3 2 1

Sold Price

\$780,000

Sold Date **18-Feb-20**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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