

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

4/38 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

\$840,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Clayton South

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/53 Prince Charles Street Clayton VIC 3168	\$890,000	16-Jul-21
2/11 Alward Avenue Clayton South VIC 3169	\$820,000	25-May-21

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: 12 January 2022



**1/53 Prince Charles Street Clayton
VIC 3168**

 4  3  1

Sold Price

\$890,000

Sold Date

16-Jul-21

Distance

0.56km



**2/11 Alward Avenue Clayton South
VIC 3169**

 3  2  1

Sold Price

\$820,000

Sold Date

25-May-21

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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