

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

3/5 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,000

Property type

Unit

Suburb

Clayton South

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/699-701 HEATHERTON ROAD CLAYTON SOUTH VIC 3169	\$700,000	28-Feb-22
2/699-701 HEATHERTON ROAD CLAYTON SOUTH VIC 3169	\$690,000	04-Feb-22
3/7 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$725,000	06-Nov-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: 25 March 2022

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**1/699-701 HEATHERTON ROAD
 CLAYTON SOUTH VIC 3169**

 3  2  2

Sold Price ^{RS} **\$700,000** Sold Date **28-Feb-22**

Distance -



**2/699-701 HEATHERTON ROAD
 CLAYTON SOUTH VIC 3169**

 3  2  2

Sold Price **\$690,000** Sold Date **04-Feb-22**

Distance -



**3/7 WORDSWORTH AVENUE
 CLAYTON SOUTH VIC 3169**

 3  2  1

Sold Price **\$725,000** Sold Date **06-Nov-21**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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