

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

2/39 Manton Road Clayton VIC 3168

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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,274,944

Property type

Commercial

Suburb

Clayton

Period-from

01 Nov 2020

to

31 Oct 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

2/48 Ormond Road Clayton VIC 3168	\$868,000	20-Oct-21
2/26 Hourigan Avenue Clayton VIC 3168	\$780,000	07-Aug-21
2/11 Robinson Street Clayton VIC 3168	\$800,000	29-Jun-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: 16 November 2021



2/48 Ormond Road Clayton VIC 3168

Sold Price

^{RS}

\$868,000

Sold Date

20-Oct-21

 3  1  1

Distance

1.07km



2/26 Hourigan Avenue Clayton VIC 3168

Sold Price

\$780,000

Sold Date

07-Aug-21

 3  2  1

Distance

0.96km



2/11 Robinson Street Clayton VIC 3168

Sold Price

\$800,000

Sold Date

29-Jun-21

 3  1  2

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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