

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

1/45 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

Unit

Suburb

Clayton

Period-from

01 Aug 2021

to

31 Jul 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

2/9 HARLINGTON STREET CLAYTON VIC 3168	\$777,777	30-Jul-22
1/24 STOCKDALE AVENUE CLAYTON VIC 3168	\$745,000	06-Aug-22

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: 20 August 2022



**2/9 HARLINGTON STREET
CLAYTON VIC 3168**

3 2 1

Sold Price ^{RS} **\$777,777** ^{UN} Sold Date **30-Jul-22**

Distance **0.75km**



**1/24 STOCKDALE AVENUE
CLAYTON VIC 3168**

3 1 2

Sold Price ^{RS} **\$745,000** Sold Date **06-Aug-22**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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