

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

1/24 Manoon Road, Clayton South Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Clayton South

Period - From

01/10/2021

to

31/12/2021

Source

REIV

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 six 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	1/1 Coora Rd OAKLEIGH SOUTH 3167	\$1,050,000	29/11/2021
2	2/71 Kionga St CLAYTON 3168	\$1,018,888	17/08/2021
3	2/16 View St CLAYTON 3168	\$1,000,000	18/12/2021

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 six months.~~

This Statement of Information was prepared on:

17/02/2022 14:45

1/24 Manoon Road, Clayton South Vic 3169

Jellis Craig

Nick Renna

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

December quarter 2021: \$590,000



Property Type:

Agent Comments

Comparable Properties



1/1 Coora Rd OAKLEIGH SOUTH 3167 (VG)

Agent Comments



Price: \$1,050,000

Method: Sale

Date: 29/11/2021

Property Type: Flat/Unit/Apartment (Res)



2/71 Kionga St CLAYTON 3168 (REI/VG)

Agent Comments



Price: \$1,018,888

Method: Sold Before Auction

Date: 17/08/2021

Property Type: Townhouse (Res)

Land Size: 256 sqm approx



2/16 View St CLAYTON 3168 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Townhouse (Res)

Land Size: 460 sqm approx

Account - Jellis Craig | P: 03 9194 1200



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