

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

1/39 Manoon Road, Clayton South Vic 3169

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$681,500

Property Type Unit

Suburb Clayton South

Period - From 01/10/2020

to 30/09/2021

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	2/9 Rose St CLAYTON 3168	\$785,054	13/09/2021
2	3/82 Kanooka Gr CLAYTON 3168	\$770,000	17/07/2021
3	1/200 Haughton Rd OAKLEIGH SOUTH 3167	\$770,000	12/06/2021

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:

22/10/2021 13:03

1/39 Manoon Road, Clayton South Vic 3169

**Jellis
Craig**

Jack Liu

9593 4500

0420 222 639

jackliu@jellisrcraig.com.au

Indicative Selling Price

\$720,000 - \$790,000

Median Unit Price

Year ending September 2021: \$681,500



4 2 2

Property Type: House

Agent Comments

Comparable Properties

2/9 Rose St CLAYTON 3168 (VG)

Agent Comments

3 - -

Price: \$785,054

Method: Sale

Date: 13/09/2021

Property Type: Flat/Unit/Apartment (Res)



3/82 Kanooka Gr CLAYTON 3168 (REI/VG)

Agent Comments

3 2 2

Price: \$770,000

Method: Auction Sale

Date: 17/07/2021

Property Type: Townhouse (Res)

Land Size: 182 sqm approx



1/200 Houghton Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 2 2

Price: \$770,000

Method: Auction Sale

Date: 12/06/2021

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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