

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 1/82 Manton Road Clayton 3168

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$680,000 & \$745,000

## Median sale price

Median price \$1,200,500 Property type House Suburb Clayton

Period - From 01/01/2022 to 31/03/2022 Source REIV

## Comparable property sales

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
2A Nicholson Court Clayton 3168	\$760,000	14/05/2022
3/1 Banksia Street Clayton 3168	\$728,000	26/02/2022
4/1791 Dandenong Road Oakleigh East 3166	\$717,558	14/04/2022

This Statement of Information was prepared on: 06/06/2022