

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

43 Manton Road, Clayton Vic 3168

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,040,000

Property Type House

Suburb Clayton

Period - From 01/04/2019

to 30/06/2019

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	52 Margaret St CLAYTON 3168	\$1,020,000	21/09/2019
2	5 Legon Rd OAKLEIGH SOUTH 3167	\$944,000	24/08/2019
3	5 Garnett St HUNTINGDALE 3166	\$930,000	18/06/2019

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:

30/09/2019 11:34



4 1 2

Property Type:
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2019: \$1,040,000

Comparable Properties



52 Margaret St CLAYTON 3168 (REI)

Agent Comments

3 1 1

Price: \$1,020,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 697 sqm approx



5 Legon Rd OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$944,000
Method: Auction Sale
Date: 24/08/2019
Property Type: House (Res)
Land Size: 617 sqm approx



5 Garnett St HUNTINGDALE 3166 (REI/VG)

Agent Comments

3 2 2

Price: \$930,000
Method: Private Sale
Date: 18/06/2019
Rooms: 4
Property Type: House
Land Size: 702 sqm approx