## 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

71 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	\$1,300,000	&	\$1,400,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,170,000	Prope	erty type	pe House		Suburb	Clayton
Period-from	01 Jul 2023	to	30 Jun 2	2024	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
17 THOMPSON STREET CLAYTON VIC 3168	\$1,302,000	02-Mar-24
29 ROBINSON STREET CLAYTON VIC 3168	\$1,438,000	20-Apr-24
3 EVA STREET CLAYTON VIC 3168	\$1,410,000	13-Apr-24

#### 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: 03 July 2024





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Sold Price 17 THOMPSON STREET CLAYTON VIC 3168

\$1,302,000 Sold Date 02-Mar-24

Distance 0.46km

**■** 5

Sold Price

RS \$1,438,000 Sold Date 20-Apr-24

Distance 0.7km

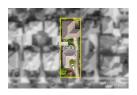


29 ROBINSON STREET CLAYTON VIC 3168

<sup>RS</sup> \$1,410,000 Sold Date 13-Apr-24

Distance

0.71km



3 EVA STREET CLAYTON VIC 3168 Sold Price

**RS** = Recent sale

UN = Undisclosed Sale

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